

Walsall Planning 2026 – ‘Have your Say’
**Walsall Site Allocation Document and Walsall Town
Centre Area Action Plan.**

**Publication Stage Consultation
and
Pre-Submission Modification Consultation**

**Consultation Report
March 2017**



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Section One

Approach to Consultation

This section provides an introduction to the report and an overview of the requirements of consultation including Duty to Cooperate.

1.1 Introduction

This report covers the **publication stage** of consultation for Walsall Site Allocation Document (SAD) and Walsall Town Centre Area Action Plan (AAP). This consultation took place between **7th March and 3rd May 2016**.

The report also covers the **Pre-Submission Modification consultation** which took place between the **7th November and 19th December 2016**.

The report demonstrates how the Council published the Publication Plans and advertised the opportunities for people to make formal representations to the Inspector about soundness in accordance with the Council Statement of community involvement (SCI) and the Town and Country Planning (Local Planning) (England) Regulations 2012.

The report sets out our approach to consultation, how we publicised the consultation, the methods we used, an overview of the level of response and an evaluation of the consultation. **Appendix 1** of this report provides a record of the comments received at individual events and meetings. **Appendix 2** records some of the key material used at the Publication Stage and **Appendix 3** records some of the key material used at the Pre-Submission Modification Consultation. **Appendix 4** provides a list of who we consulted at the Publication Stage and Pre-Submission Modification consultation in addition to those contacted about the Issues and Options and Preferred Options stages.

A separate document has been produced to capture the continuous engagement with **Duty to Cooperate** bodes for all stages of the consultation on the SAD and AAP. This can be found at: http://cms.walsall.gov.uk/local_plans/evidence.htm

The consultation representations to the publication and pre-submission modification consultation stage for both plans can be viewed in full on our Planning 2026 web pages.¹ A summary of the consultation representations and the Council's responses to the PO and I&O stage can also be viewed on this page.

¹ See website page:
http://cms.walsall.gov.uk/index/environment/planning/planning_policy/planning_2026/consultation_representations.htm

Previous consultation reports have included details on the consultation undertaken for Community Infrastructure Levy (CIL). As a result of the Housing White Paper which was published in February 2017 the Council has decided to suspend work on CIL and not to progress it to examination at the same time as the SAD and AAP as originally planned. The consultation responses received at the Publication Stage and the Pre-Submission Consultation stage of CIL can still be viewed on the Council's webpage along with how the Council would have where appropriate proposed modifications to address points raised at the Publication should CIL have been progressing².

1.2 Background to the Consultation

The Publication Draft Plans are the final versions of the plans that the Council intend (subject to approval by the Council) to submit for examination by an inspector appointed by the Secretary of State. The Council published the plans in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The plans incorporated the changes made since the 'Preferred Options' version, which are intended to address the representations made by the public, statutory bodies and other organisations in response to the consultation that took place in Autumn 2015.

The Council's responses to representations received at the Publication stage triggered a legal requirement for further public involvement. It was therefore agreed to take the opportunity to consult on Modifications to the plans to help make sure they are as ready as possible for submission to the Secretary of State. This pre-submission modification consultation was undertaken in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

1.3 Consultation Requirements

The AAP and SAD will be examined for "soundness" by an independent planning inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements. One of the tests of soundness will be whether they are founded on a robust and credible evidence base, and represent the most appropriate strategy when considered against the reasonable alternatives. The responses to the consultation exercises will form part of this evidence base: they will be used to help decide the matters to be considered in the documents and guide the policy choices where options exists.

² See website page:

http://cms.walsall.gov.uk/index/environment/planning/planning_policy/planning_2026/consultation_representations.htm

The NPPF (National Planning Policy Framework) states that early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. It also states that a wide selection of the community should be proactively engaged, so that Local Plans, as far as possible; reflect a collective vision and set of agreed priorities for the sustainable development of that area. As such, in order for the SAD and AAP to be found “sound” and able to be adopted by the Council, we need to be able to demonstrate that consultation has taken place throughout the process and that we have actively tried to engage with people who have a stake in the future of the area. There are several key stages where consultation will be especially important and these are set out below. Some of these stages, especially towards the end of the process, are legal requirements.

The Council adopted Statement of Community Involvement 2012 (SCI) provides guidance on who we will involve in the production of planning documents and the techniques that might be used. The SCI sets out the minimum levels of involvement that interested people should expect from the Council, but we would hope to exceed these levels. The consultation requirements will vary depending on what document we are working on and what stage we are at in its production.

As this is the Publication stage consultation the Council had to publish the plans and advertise the opportunities for people to make formal representations to the Inspector about soundness in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.4 The Consultation Database

In order to safely store all contact details we maintain a consultation database of those who wish to be notified of the consultation, attended a consultation event or responded to a consultation. At Issues and Options stage we had just under 2,300 individuals and organisations on our database including residents, land owners, developers, environmental groups and businesses. During the Preferred Options stage this grew to 3,000 individuals. By the pre-submission modification stage this had reached 3,340 individuals.

1.5 Duty to Cooperate

The “duty to co-operate,” introduced through the Localism Act 2011 and Local Planning Regulations 2012³, is intended to replace the more formal system of collaboration between planning authorities and other bodies provided by the previous regional and local planning systems. Under the Act, there is also a requirement for

³ The Town and Country Planning (Local Planning) (England) Regulations 2012 (SI 2012 No. 767):

planning authorities to demonstrate compliance with the duty as part of the independent examination of development plan documents. This means that where councils have failed to “co-operate” adequately on cross-boundary issues, their development plan documents will not pass independent examination.

The Act requires each planning authority to co-operate with any other strategic or local planning authority, and with any other relevant body specified in the Local Planning Regulations, where cross-boundary impacts are likely to arise from a plan being prepared. The new duty therefore imposes greater burdens on individual planning authorities than the previous (2004) regional and local planning regimes. Whereas in the past, the regional planning body would be responsible for addressing these issues at a strategic level through the preparation of a regional strategy, and a planning authority was required to engage with other planning authorities immediately adjoining its boundary, a planning authority must now consider whether the plans they are preparing are likely to impact on other areas beyond their immediate neighbours.

Regulation 4 stipulates that the following bodies, in addition to other strategic and local planning authorities, are subject to the duty:

- Environment Agency
- English Heritage (now Historic England)
- Natural England
- Mayor of London
- Civil Aviation Authority
- Homes and Communities Agency
- Primary Care Trusts (Walsall Clinical Commissioning Group)
- NHS England
- Office of Rail Regulation
- Transport for London
- Integrated Transport Authorities
- Highway Authorities
- Marine Management Organisation
- Local Enterprise Partnerships (the Council is required to have regard to the LEP)
- Local Nature Partnership (the Council is required to have regard to the NEP)

Where relevant, the Council will have to engage with these bodies during the preparation of the plans and will be expected to collaborate with them on addressing

cross-boundary issues. Some of the bodies are not considered relevant in respect of the plans for Walsall (for example Transport for London and the Marine Management Organisation).

The Council has been keeping a record throughout all stages of consultation of the plan and an overview of the discussions had, the issues raised and the solutions found. This is available to view on the Council's website at: http://cms.walsall.gov.uk/local_plans/evidence.htm

Section Two:

Previous Stages of Consultation

This section provides an overview of all the previous stages of consultation including Issues and Options (I&O) and the Preferred Options (PO) stage. It provides a overview of the consultation methods and level of response to the PO stage along with a summary of the main issues raised through the PO consultation and how these have been addressed in the Publication stage of the plans.

2.1 Frontloading 2011 – 2012

A six week consultation took place between 26th September 2011 and 11th November 2011 on the revised Statement of Community Involvement (SCI) and Scoping Report of the Sustainability Appraisal for the preparation of the Site Allocation Document (SAD) and Area Action Plan (AAP). The consultation also invited sites to be submitted to the Council under its 'Call for Sites' to seek land to consider for allocation of various land uses across the borough (including Walsall town centre).

2.2 Consultation on SA Reports

Public involvement through consultation is a key element of the SA process. Consultation is undertaken in order to ensure we are including all the relevant matters in the Scoping Report.

The SEA Regulations state that a Scoping Report shall be prepared which will be the subject of consultation with statutory consultees for a minimum period of five weeks.

2.3 'Call for Sites' 2011-2012

A press release was published in local papers along with an article on the Council's website to promote the start of the consultation in addition to direct letters and emails to landowners, other interested parties and residents held on the Council's Planning Policy consultation database. Additional sites were able to be submitted to the Council up to November 2012 for inclusion in the Issues and Options consultation documents in April 2013.

A total of 48 sites were submitted to the Council and the majority included sites that fell within the greenbelt. The Council's Planning Policy Team published a schedule of

responses to the sites along with publication of the Issues and Options documents for public consultation in April 2013.

The Council issued a final Call for Sites enabling additional sites to be submitted between 22nd April 2013 and 31st December 2013 (and further extended into early 2014) to be considered for inclusion in the draft plans that will be published at the 'Preferred Options' stage of consultation.

2.4 Issues and Options Consultation

We undertook a 6 week formal consultation on Walsall SAD and Walsall Town Centre AAP from **April 22nd till June 3rd 2013**. A detailed report on the consultation undertaken at the Issues and Options stage is available at www.walsall.gov.uk/issues_and_options_consultation_report.pdf

2.5 Preferred Options Consultation

The Preferred Options (PO) consultation took place between 7th September to Monday 2nd November 2015. A detailed report on the consultation undertaken at the Preferred Options stage is available at:

http://cms.walsall.gov.uk/local_plans/evidence.htm

Throughout the PO consultation a number of specific events were undertaken as set out in the table below.

Event	Attendance
Blakenall Village Centre Meeting on the SAD	25
Walsall Town Centre Market Stall	52
Darlaston Market Stall	28
Old Hall and Bentley meeting	100
Town Hall Drop-in Event	55
North Walsall Meeting on the SAD	30
Bloxwich Market Stall	40

Saddlers Shopping Centre Consultation Stall – 5 days	233
Willenhall Market Stall	38
Aldridge Shopping Precinct Consultation Stall	119
Brownhills Tesco	69
Masjid Hamza Islamic Centre, Mill Street - Meeting	30

2.6 Formal Consultation Responses

There were approximately 1,200 written representations to the Site Allocation Document. About 900 of these consisted of a standard letter objecting to the proposal for a traveller site in Bentley.

In addition to formal written representations we received 3,526 names or signatures on petitions covering the following:

- 1) Petition urging the Council to recognise detrimental impact of having Gypsy/ Traveller sites in Mill Street and ask to remove them from any allocation and not house traveller/ gypsy sites on both sites - 244 signatures
- 2) Support for Darlaston Multi Purpose Centre site to be allocated for use as housing -1,403 signatures
- 3) Opposition to Darlaston Multi Purpose Centre being used as a site for travellers - 380 signatures (Plus 859 names on change.org)
- 4) Support for the retention of land at Dolphin Close and Former Goscote Copper Works for housing land only - 40 signatures
- 5) Expressions of concern that Goscote Lodge Crescent is being considered for use as a permanent travellers site as it could compromise the development and success of this regeneration and seek assurance that this site will be removed from the list - 80 signatures;
- 6) Strong objection to any proposal to place a travellers site in this area as we consider this would hamper the regeneration process currently under way and also wish for consideration to make a plan to clear up the adjacent heavily contaminated Elkington site - 52 signatures

- 7) Opposition against proposed plans for former Metal Casements site - 300 signatures
- 8) Call on Council to designate Royal British Legion Club for traditional housing to help young people to get on the housing ladder – 168 signatures

2.7 Main Themes from the PO Consultation

Walsall SAD

Response	How this has influenced the plan?
<p>Most responses to housing issues (approx 40) were received from or on behalf of landowners seeking to promote sites for development (mainly in the Green Belt), arguing that we had not identified sufficient deliverable housing sites so we should release Green Belt sites instead. Responses were received from some of our neighbouring authorities including Cannock Chase and Lichfield District Councils requesting that a green belt review should take place.</p>	<p>Few of the representations provided any substantive evidence to challenge the proposals in the plan so no changes have been made to the general housing policies as a result of them. Development in the Green Belt has been rejected as the SAD aims to implement the Black Country Core Strategy which is a brownfield regeneration strategy.</p>
<p>A small number of mainly technical comments were received from statutory bodies querying detail in the SAD. These include Historic England requesting reference to historic environment.</p>	<p>In response to the representations from Historic England and other statutory bodies, the tables of sites proposed for housing and other uses have had details added showing assets and constraints (such as listed buildings, flooding or nature conservation interests) that might affect them</p>
<p>Gypsies, Travellers and Travelling Showpeople is the topic attracted by far the largest number of representations about the SAD, with approx 200 individual letters, 800 standard letters and several petitions containing in total over 2000 signatures. Nearly all the representations opposed the development of new traveller sites on the sites identified. Several hundred people attended the various public meetings.</p>	<p>The PO document showed more potential sites than were required to meet the need identified in the Core Strategy. It was also recognised that this resulted in ambiguity and uncertainty over which sites might come forward, and had the potential to “blight” adjacent general housing sites, including those that were unlikely to be required for travellers. At the same time, it was noted that the Core Strategy only identified need to 2018, so the proposals would not be compliant with national policy that now requires a 5-year supply of traveller</p>

	<p>sites in the same way as for general housing sites.</p> <p>As a result, a draft revised Gypsy and Traveller Accommodation Assessment has been prepared to estimate the likely need to 2026 and a Site Assessment Matrix (http://cms.walsall.gov.uk/gypsy_and_traveller_site_assessment_matrix.pdf) has refined the list of suitable sites. The criteria used in the Matrix include the potential for integration with the existing community: the scoring against the criteria takes account of the representation received about the potential sites.</p> <p>The policy for traveller sites (HC4) has therefore been revised to reduce the total number of proposed new sites but to make it clearer that development as a traveller site is to be the priority use for the remaining sites.</p>
<p>In response to the employment chapter the Black Country LEP responded with strong support. Walsall Economic Board strongly approved the need to re-engineer the land supply, and provide the right portfolio of land to meet industry's needs. Premier Business Park Board supported the intention to take the Frederick Street area out of the town centre.</p>	<p>In relation to the general consultation we received several representations from landowners who wanted their site to be released for housing. However, no evidence was submitted to the effect that the sites concerned were unsuitable for industry. The sites scored well in the Employment Land Review. We therefore consider we do not need to make any changes to the SAD as a result of these representations.</p>
<p>There were only 4 formal comments on local centres. One response was simply in support. There was one suggestion for a new local centre and a comment about the need for investment in local centres. One consultee made a representation requesting that shops and services are supported outside of centre where there is need. Historic England made a statement that there is no reference to how any of the Local Centre development opportunity sites may impact upon the historic environment or a reference to any relevant historic environment evidence base.</p>	<p>In response to Historic England comments further detail has been added in the table of development opportunities to show where historic assets maybe a consideration. The suggestion of an additional local centre was considered but given the scale of the row of shops it was not considered necessary as there was no obvious development opportunity and the local facilities would be supported through policy anyway.</p>

<p>31 representations were received in response to the Open Space chapter:</p> <ul style="list-style-type: none"> • 12 of the representations received supported the policies and allocations contained within the chapter. • There was some concern with the future of allotments in the borough and specific comments about proposals that resulted in the loss of open space. • Concerns raised in respect to the council’s playing pitch evidence base and the evidence on indoor sport facilities. • Opposition to development at site HO306 suggesting it be used as a public amenity space instead of as a development opportunity. • Development of site HO305 should account for the interests of Walsall tennis club, and the emerging Playing Pitch Strategy should include tennis. • Possible requirements for contributions in SAD Policy LC5 (Greenways) should be compliant with CIL Regulations. • Reference should be made to promoting safe and inclusive environments in SAD Policy UW1. 	<p>All representations were taken into account and where necessary, and supported by appropriate evidence, the following matters have been addressed:</p> <ul style="list-style-type: none"> • Reference is made to the proximity of residents to the natural environment in policy justification text (6.2.2). • Change to plan made in respect of sites HO44 and HO180. Sites no longer proposed for allocation for gypsies and travellers or travelling show people. • Change to plan made in respect of site HO306. Site no longer proposed for allocation for gypsies and travellers or travelling show people. • Change to plan made to include reference to CIL Regulations in SAD policy LC5 (Greenways). • Change to plan made to include reference made to promoting safe and inclusive environments in SAD policy University of Wolverhampton (UW1).
<p>61 representations were received in response to the Environmental Network Chapter:</p> <ul style="list-style-type: none"> • 26 of the representations received supported the policies and allocations contained within the chapter. • Calls for a Green Belt boundary review. • Justification for Policy GB1 supported with particular emphasis on the role that agriculture provides. • Reference should be made to the impact on the natural environment when assessing the impacts of development within the Green Belt. • Reference should be made to Cannock Chase Special Area of 	<ul style="list-style-type: none"> • No change proposed to specifically reflect the environment within Green Belt policy. • Reference made to Cannock Chase SAC in policy justification. • Reference made to the Water Framework Directive and River Basin Management Plan to policy within the chapter and justification. • Reference made to the role of culverts within the borough. • Reference made to canal proposals within or affecting the borough’s canal network. The indicative line of the Hatherton

<p>Conservation and requests for the council’s Habitat Regulations Assessment Screening to be made available.</p> <ul style="list-style-type: none"> • Reference should be made to the Water Framework Directive and River Basin Management Plan • Reference should be made to the extent to which Walsall is protected by culverts, and the risks associated with these features at times of extreme events and / or as a result of blockages. • Reference should be made to the Lichfield canal linkage, and the indicative line of the Hatherton Branch Canal project should be added to the SAD. • Canals form an important part of the borough’s green infrastructure. 	<p>Canal project is now safeguarded by the SAD.</p> <ul style="list-style-type: none"> • Clarification has been provided that policies of the SAD relate to designated sites, and that saved Local Plan policies and national policies will apply to heritage issues generally.
<p>Seven people responded on the Historic Environment:</p> <ul style="list-style-type: none"> • Alterations are required to wordings of policies to make them in line with the NPPF and advice from statutory bodies. • The need to consider whether the principle of development is acceptable for locations that are or include heritage assets. • Impacts of development on designated Heritage Assets and their settings needs to be better considered for all allocated sites. • Statements in support of the policies or specific aspects of the policies. 	<ul style="list-style-type: none"> • Changed the wording of the Highgate Brewery Policy to address issues raised by environment agency • Updated text of policies based on the representations received and following further discussions with Conservation Officer and Development Management • Assessed impacts of site allocations on designated heritage assets (listed buildings, locally listed buildings, scheduled monuments, Conservation areas) and their settings as part of a wider assessment of issues assets and constraints.
<p>We received 14 formal responses on the Waste policies, including responses from the following:</p> <ul style="list-style-type: none"> • Environment Agency – support approach towards but concerned about locating waste sites near to residential areas • Historic England – concerned that effects of waste management on heritage assets 	<p>SAD Waste Policies have been amended where appropriate to reflect the comments received. In particular:</p> <ul style="list-style-type: none"> • Reference to Waste Framework Directive recycling targets has been added; • Policies W2 – W4 have been amended to identify constraints affecting Strategic Waste Sites and Potential Waste Sites,

<ul style="list-style-type: none"> Staffordshire County Council – consider plan should refer to Waste Framework Directive targets for recycling of construction and demolition waste; Cory Environmental – support identification of Highfields South Landfill Site Local Resident – concerns about impact of additional traffic from new waste proposals in Aldridge on local residents, would prefer to see Aldridge and Sandown Quarries restored as water bodies than restoration by infilling with waste. 	<p>including heritage assets and nature conservation designations</p> <ul style="list-style-type: none"> Policies W2 – W4 have also been amended to clarify that existing local plan policies on protection of amenity; Policies W2 and W3 have been amended to require proposals involving large scale open storage of waste to assess risks from fire; and Minerals policies for Aldridge and Sandown Quarries (Policies M4 and M7) also include flexibility for alternative methods of restoration to infilling with waste.
<p>We received 47 formal responses on the Minerals policies, including responses from the following:</p> <ul style="list-style-type: none"> Coal Authority – welcome inclusion of surface coal resource in Minerals Safeguarding Area (MSA), recommend use of Coal Authority digital mapping of surface coal resource area; Cannock Chase District Council – support not taking forward Yorks Bridge Area of Search, although criteria for assessing mineral extraction proposals in this area should refer to the local road network, particularly Lime Lane; Environment Agency – concerned about effects of mineral extraction on hydrology and hydrogeology Gallagher Estates – support statement in Policy M1 that ‘prior extraction’ is rarely justified; Historic England – concerned that effects of mineral extraction on heritage assets, Holford Farm Group – object to Area of Search North of A461 because of impacts on high quality agricultural land and farm businesses, and destruction of important wildlife habitats, including 	<p>SAD Minerals Policies have been amended where appropriate to reflect the comments received. In particular:</p> <ul style="list-style-type: none"> Policy M1 has been amended to explain that the natural building stones in Walsall are already safeguarded through BCCS Policy MIN1, even though they are not likely to be of any significance for conserving heritage assets; Policy M1 has also been amended to clarify that ‘prior extraction’ is rarely feasible on previously-developed urban sites, It is not possible to show a MSA for each mineral type on the SAD Policies Map; Policies M4 and M5 have been amended to require mineral extraction proposals in Aldridge to consider potential harmful impacts on residential areas, businesses and transport infrastructure in neighbouring areas; Policies M4 – M5 and M7 - M9 have been amended where relevant to require new mineral extraction proposals to evaluate

<p>Jockey Fields SSSI and other sites designated as SLINCs which are being managed for nature conservation;</p> <ul style="list-style-type: none"> • Lichfield District Council - where development is proposed near to the boundary with Lichfield, consideration should be given to impacts on residents • Mineral Products Association – there should be separate minerals safeguarding areas (MSAs) for each mineral type, statement in Policy M1 that ‘prior extraction’ is rarely feasible is not justified; • Natural England – support inclusion of requirements to safeguard local wildlife sites in Policy M5, but concerned that policy for Atlas Quarry and Recordon Land does not refer to impacts on Stubbers Green Bog SSSI and Swan Pool and The Swag SSSI; • Staffordshire County Council – support Policy M1 on minerals safeguarding, but suggest it should also refer to safeguarding of permitted mineral sites and proposed new extraction areas, support Policies M4 – M8 in providing for sand and gravel and brick clay requirements locally; • Walsall Group of the Ramblers – support references to reinstatement of Public Rights of Way in Policies M5 and M7, would like to see other routes linking to Public Right of Way ALD1 re-instated, also concerned about impacts of Highfields North on Public Rights of Way. 	<p>impacts on hydrology and hydrogeology,</p> <ul style="list-style-type: none"> • Policy M7 has been amended to require open spaces provided through restoration but Policy M8 already addresses impact of mineral working at Highfields North on Public Rights of Way so no change needed; • Policy M8 has been amended to delete the Area of Search North of the A461 around the ‘dormant’ Highfields North site as proposed in the Preferred Options, and to include further requirements for applications for working conditions to be applied to the Highfields North permission, including provision for compensation for loss of ‘special features’ of Jockey Fields SSSI, and restoration to habitats of similar type and quality to the SSSI, there is also ‘enabling’ policy for working outside permitted area where it would avoid impacts on the SSSI; • Policies M8 and M9 have been amended to require mitigation of impacts on designated sites during the working phases of any new mineral extraction scheme; and • Policy M9 has been amended to make reference to addressing impacts on local road network, including Lime Lane.
<p>There were few comments on the Transport and Infrastructure Chapter. The main issue affecting WMITA is to change policy T3 to take account of the proposal to use the rail lines between Walsall and Wolverhampton and Walsall and Wednesbury for rapid transit (which could involve passenger rail, trams or tram trains).</p>	<p>The chapter has been developed with the transport provides and during the SAD Preferred Option consultation the public response was overwhelmingly in favour of using the existing rail, lines for rail/rapid transit services rather than the previous metro proposal.</p>

2.8 Town Centre AAP

There were 20 official representations on the Town Centre Area Action Plan.

Response	How this has influenced the plan?
There were a number of key points raised by some consultees that fed into nearly all the policies. Historic England responded to most policies with concerns on how the impact on the historic environment had been considered as part of the plan making process and requesting more references to historic assets evidence.	Further details have been added on all sites to provide further information to interested parties and also to ensure assets and constraints are taken into account.
The Police Crime Commission West Midlands suggested a number of additions to policies around requiring developers to consider designing out crime and other measures to make the centre safer.	Additions were made to numerous policies to cover issues around crime and safety to address their concerns where practical.
There were 14 responses on the vision, objectives or boundary of the town centre. Most consultees are in general support of the vision and objectives for the plan. Those who did request changes/additions where in most cases minor additions to strengthen the wording. There were no objections to the proposed town centre boundary.	Minor changes were made to the text in the plan to address these comments.
There were 8 responses to the Place for Shopping Chapter. The Primary Shopping Area boundary is one of the policies that did raise a few objections. Two consultees requested that the boundary is expected whilst one requested a Primary Shopping Area expansion clause in the policy. One consultee questions the new retail targets arguing that are not ambitious enough. Otherwise there was general support for the concentration of retail and the need to attract retail investment into the centre.	The main areas where changes proposed by consultees were not taken on board are the suggested changes to the Primary Shopping Area. The proposed amendments would be against the evidence on the AAP which concludes that the shopping offer in the centre is contracting and that future investment needs to be consolidated.
There was general support for the development of offices in the centre with 5 individuals responding to the chapter. The development of a social enterprise zone was welcomed by the Vine Trust who proposed that the site was expanded to include another building. There was no questioning of the new office floorspace targets.	Support was welcomed and much of the Vine Trust comments were taken into account and the boundary of the social enterprise amended as suggested.

<p>There were 6 responses to A Place for Leisure Chapter. There was overall support the protection and enhancement of cultural and sporting facilities in the centre. There were a few suggestions made to strengthen the wording of the canal policy to enhance further the natural and historic character of the feature.</p>	<p>Support was welcomed and some changes were made to the policies to strengthen them in response to consultation responses.</p>
<p>Overall there was 7 individuals who responses to the A Place for Living Chapter. Historic England made comments about the Protecting and Enhancing Historic Character and Local Distinctiveness policy. There was a number of comments in regards to the Environmental Infrastructure Policy suggesting additions to the wording for example wording to support schemes for renewable energy.</p>	<p>Amendments were made to the policies to strengthen them in responses to the consultation responses.</p>
<p>There were 9 individuals who responded to the transport chapter. Most respondents supported the promotion of pedestrian and cycling to/in the centre. There were detailed comments from transport providers about the policy wording. There was however an objection from the owner of a retail park where some land has been allocated for part of a bus station expansion.</p>	<p>Support welcomed. No change has been made to the bus interchange proposal as it is considered the best option to provide improvements to public transport in the centre.</p>
<p>Overall there were 6 individuals who responded to the Place for Investment Chapter. There was general support for the regeneration strategy and none of the consultees questioned the scale of development or priority areas identified in the plan. The issue of the Primary Shopping Area was raised in response to the St Matthews and Park Street Policies. There were a number of detailed comments in regards to the Addressing Potential Site Constraints Policy in terms of flooding and coal risk especially.</p>	<p>Support welcomed. Further detail was added to the constraints policy to ensure it provides the policy basis and information necessary to ensure the issues are sufficiently addressed through the plan. Further detail has been provided for sites which may be affected by constraints such as flooding or limestone.</p>

2.9 Lessons learnt for the next stage of consultation

From our own review of the methods and by taking into account stakeholder feedback we are able to draw some lessons out from the PO consultation. A more detailed review is available in the PO Consultation Report. The table below sets out the main lessons and how they have informed the Publication Consultation.

Lesson	Publication Change
Produce information sheets on key issues to allow people to access the details they need quickly and efficiently.	A specific SAD Gypsy and Travellers Information Form was produced to set out what had changed since the PO stage so people could assess the information they needed without having to review all the information.
Drop-in sessions provide the best opportunity for people to ask the questions they want without dominating a question and answer session as part of a more formal presentation.	The Council provided drop-in events for people and avoided larger meetings with formal presentations.
Given the limited resources available, it is important to ensure that an event is wanted by the public before arraigning one.	Events were concentrating in areas where there had been significant interest during the previous stage and where there were contentious proposals for.
Social media is crucial in advertising the consultation dates and events but does not work when the plans become developed as this requires more detailed questions to be meaningful consultation which is difficult in the social media format.	Social media was only used to promote events and to direct people to the formal ways of making their voice heard. This is particularly important at publication stage as the representations are about soundness and a social media response would not be considered as a formal response to be taken into account by the examiner.

Section Three:

Publication Stage Consultation Materials and Methods

A number of materials and methods were used to support the Publication consultation, promote the consultation and support individuals in accessing the information. This section of the report provides an overview of these methods.

3.1 Notifications of the Consultation

Formal notification of the consultation starting was sent out to all contacts on our consultation database either by email or post. A list of those contacted as part of the Publication stage is available in **Appendix 4**. The notification included links to the documents on-line and details on the consultation events. Included within the letter was an explanation of how the plans are being published in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The Statement of Representations Procedures were also available on our webpages. The letter also stated that printed copies and alternative format documents can be made available on request (a copy of the notification text and an example of a Statement of Representations Procedure is included in **Appendix 2**).

3.2 Press Release

A press release was issued to promote the consultation (a copy of the text is available in **Appendix 2**). This was published in the Chronicle on the 14th April 2016. It was also available to review on the front page of the Council's webpage.

An additional article ran by the Express and Star on the 18th April around the topic of car parking in Walsall Town Centre – see adjacent image.



3.3 Response Forms

To encourage people to have their say we produced a response form for the SAD and AAP (a copy of the response form for the SAD is included as an example in **Appendix 2**). To help people respond to the consultation effectively the response form was modified from previous consultation stages to include text boxes on 'soundness' to allow people to select which test they feel the document is not meeting and to explain why. This was accompanied with an explanation of the test of soundness. The response form was also written in a way to encourage people to suggest modifications to the plans to help us better understand what changes they felt where needed in order to make the plan sound. Finally the form included questions around whether individuals wanted to be notified about the plan being submitted to examination, the arrangements for the examination and finally the adoption of the plan so we could update our records accordingly.

3.4 Planning 2026 Website

All the documents that formed part of the consultation, the response forms and any accompanying evidence documents were made available on our Planning 2026 webpages. We also used the website to promote the Planning 2026 consultation events and to encourage people to get involved in the discussion on the social media forums. Below is an example of our webpages showing the consultation events dates and locations.

Publication Stage Consultation Events

You can come and talk to us at a number of events throughout the consultation period, including at our main event on **Thursday 7th April 2016 between 1pm and 7pm at the Council House**. We will be publishing details about all our events on this webpage throughout the consultation.

Event	Date	Location	Time
Darlaston and Bentley Area Panel	22nd March 2016	Darlaston Methodist Church, Slater Street, Darlaston, WS10 8EE	6pm
Willenhall and Short Heath Area Panel	24th March 2016	Winehala Court, 50A Sandbeds Road, Short Heath, WV12 4GA	6pm
Aldridge and Beacon Area Panel	29th March 2016	All Saints Church, Foley Road East, B74 3EX	6pm
Walsall South Area Panel	4th April 2016	The Council House, Conference Room 2, Walsall Council, Lichfield Street	6pm
Planning 2026 Event	7th April 2016	The Council House, Walsall Council, Lichfield Street	1pm - 7pm
North Walsall Area Panel	7th April 2016	Blakenall Village Centre, Thames Road, Walsall, WS3 1LZ	6pm
Brownhills Tesco	11th April 2016	Brownhills Tesco, Silver St, WS8 6DZ	10am - 3.30pm
Bloxwich Market	12th April 2016	Bloxwich Market Square.	9am - 3pm
Brownhills / Pelsall / Rushall / Shetfield Area Panel	12th April 2016	Pelsall Village Centre, High Street, Pelsall	6pm
Willenhall Market	13th April 2016	Willenhall Market Place	9am - 3pm
Darlaston Market	14th April 2016	Kings Street Darlaston	9am - 3pm
Aldridge Centre	15th April 2016	Aldridge Shopping Square	9am - 3pm
Walsall Market	19th April 2016	Walsall Market, Walsall Town Centre	9am - 3pm
Walsall Saddler's Centre	21st April 2016	Walsall Saddler's Centre, Walsall Town Centre	9am - 4pm
Walsall Saddler's Centre	22nd April 2016	Walsall Saddler's Centre, Walsall Town Centre	9am - 4pm

You can also view the blog site, facebook page and twitter account we will be using throughout the consultation in the links below:

- www.WalsallPlanning2026.co.uk - The official Wordpress consultation blog site
- [Walsall Planning 2026: Have Your Say](#) - The official Facebook consultation Page
- [Walsall Planning #Walsall2026](#) - The official Walsall Council Planning Twitter account

3.5 Social Media

Social media was used as a way to promote the formal consultation and direct people to our webpages where they can get involved in the consultation. This had a wide reach, for example the post promoting the start of the consultation reached 333 individuals. Social media was also used to promote the consultation events with the posts being shared by interest groups from local areas. An example of this is a post about an event in Aldridge which reached 74 people. Below is a screen print to demonstrate the types of post on the Facebook Page.



3.6 Displays of the Consultation Documents

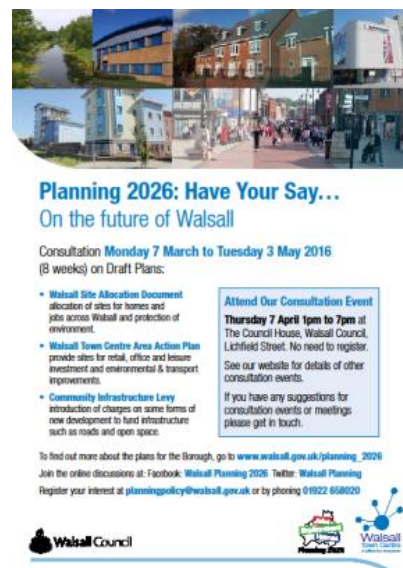
As well as having the documents available on-line and printed copies on request we displayed copies in all of the libraries throughout the borough and in the Council’s First Stop Shop. This was to allow those members of the public without internet access at home or who prefer to view things in paper form to have access to the consultation material. Response forms were also made available for people to complete and return in the post and the Consultation Leaflet was also available in the libraries to help promote the consultation.

3.7 Ward Map Book

As with the Preferred Options stage of consultation the SAD was accompanied by a ward map book that set out the proposals for each ward to allow people to see more clearly what was happening in areas of interest. These documents are still available to view on our website.

3.8 Consultation Leaflet

Leaflets were produced that set out the 3 documents, the consultation dates and details of consultation events. A copy of the leaflet is available in **Appendix 2**.



3.9 SAD Gypsy and Travellers Specific Information Form

As there was a high level of public interest in response to proposals within the SAD at the Preferred Options stage for gypsy and traveller sites a frequently asked question information sheet was produced to help explain any changes since the last consultation. This set out what had happened to the sites that had been proposed at the last site and which ones have been proposed for allocation at the Publication stage along with how the decisions on sites have been made. It also explained how people can have their say on the SAD and include a response form for completion. This was available on our website and was used at events.



The information sheet is available to view in **Appendix 2**.

3.10 Consultation Posters for the main Consultation Event

A consultation event was organised for the 7th March to allow people the opportunity to drop in, look at the plans and ask officers any questions. To help make the proposals in the plans more accessible posters were produced on key topics such as housing and industry. See adjacent picture for an example of such a poster.

3.11 Consultation Banner

A banner was produced to use at this stage of consultation but also for use at the examination. This set out the three plans and how people could find out more about getting involved.

3.12 Notification of Consultation Representations

All individuals who made representations at the Publication consultation stage were sent notification emails/letters to thank them for taking part in the consultation and to confirm receipt of the representation. All consultation representations were published on our website with the contact details redacted.



Planning 2026: Have Your Say... On the future of Walsall

- **Site Allocation Document** – allocation of sites for homes and jobs across Walsall and protection of environment.
- **Walsall Town Centre Area Action Plan** – provide sites for retail, office and leisure investment and environmental & transport improvements.
- **Community Infrastructure Levy** – introduction of charges on some forms of new development to fund infrastructure such as roads and open space.

To find out more about the plans for the Borough, go to www.walsall.gov.uk/planning_2026

Join the online discussions at:
 Blog: www.walsallplanning2026.co.uk
 Facebook: [Walsall Planning 2026](https://www.facebook.com/WalsallPlanning2026)
 Twitter: [Walsall Planning](https://twitter.com/WalsallPlanning)

Register your interest at planningpolicy@walsall.gov.uk

Section Four:

Publication Stage Consultation Events

A number of consultation events were arranged to provide the opportunity for residents and other stakeholders to come along ask us any questions and find out more about the consultation process. This section of the report provides an overview of the events and the number of attendees.

Unless a consultee completed a response form the feedback from these events is not formal, however notes were taken by officers of the discussions had and proformas have been completed to summaries these so that the feedback can be fed into the plan making process. The completed consultation proformas are available to view in **Appendix 1**.

Event	Type of Event	Attendance
Darlaston and Bentley Area Panel	Public meeting covering the proposals specific to the surround area with a presentation then question and answer session.	5
Willenhall and Short Health Area Panel	Public meeting covering the proposals specific to the surround area with a presentation then question and answer session.	5
Aldridge and Beacon Area Panel	Public meeting covering the proposals specific to the surround area with a presentation then question and answer session.	6
Walsall South Area Panel	Public meeting covering the proposals specific to the surround area with a presentation then question and answer session.	5
Planning 2026 Event	Drop-in session with display boards on each topic within the plans were used to inform interested parties about the plans and officers were available to answer questions.	20
North Walsall Area Panel	Public meeting covering the proposals specific to the surround area with a presentation then question and answer session.	9
Brownhills Tesco	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	75
Bloxwich Market	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	28

Brownhills / Pelsall / Rushall / Shelfield Area Panel	Public meeting covering the proposals specific to the surround area with a presentation then question and answer session.	8
Willenhall Market	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	32
Darlaston Market	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	22
Aldridge Centre	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	60
Walsall Market	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	38
Walsall Saddler's Centre	Two days of staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	105

Section Five:

Publication Stage Stakeholder Involvement

This section of the report provides the figures for the number of people who responded including a break down on the individual topics.

5.1 Formal Consultation Responses

Overall there were 106 responses to the SAD and 20 responses on the AAP.

Half of the representations on the SAD related to the Policy for Great Barr Hall and Estate, but – as described in Section Six – the representations raised a wide range of issues.

Respondent Type	SAD	AAP
Walsall Council (Other Teams)	0	0
Walsall Council (Ward Members)	1	0
Other Councils (DTC)	4	0
Other DTC Bodies	4	5
Other Statutory Consultees/ Public Bodies	9	4
Community/ Voluntary Groups	5	0
Land Owners/ Developers/ Agents	18	6
Businesses	3	1
Local Residents/ Residents' Groups	60	3
Infrastructure Providers	1	1
Member of Parliament	1	0
Anonymous	0	0
TOTAL	106	20

5.2 Breakdown of individual representation received by topic

The table below provides a summary of the number of representation received on the individual chapters. Representations are the individual points taken from the formal responses to the consultations.

Site Allocation Document

Chapter	Number of Representations
1) Introduction	3
2) Objectives, Regeneration Corridors and Issues	10
3) a) General Housing	29
b) Accommodation for Gypsies, Travellers and Travelling Showpeople	7
4) Providing for Industrial Jobs and Prosperity	28
5) Strengthening Our Local Centres	1
6) Open Space, Leisure and Community Facilities	8
7) Environmental Networks	80
8) Sustainable Waste Management	9
9) Sustainable Use of Minerals	25
10) Transport and Infrastructure	10
Miscellaneous Comments	7
Total	217

Area Action Plan

Chapter	Number of Representations
1) Introduction	3
2) Walsall Town Centre	0
3) A Place for Shopping	24
4) A Place for Business	4
5) A Place for Leisure	8
6) A Place for Living	7
7) Transport, Movement and Accessibility	9
8) A Place for Investment	7
Miscellaneous Comments	3
Total	65

Section Six:

Overview of Formal Consultation Responses at Publication Stage

This section provides an overview of the formal responses to the publication consultation by each topic along with how they have been taken into account by the Council. In some cases the responses to the Publication consultation have resulted in modifications being proposed.

6.1 Site Allocation Document Overview

Overall, there are a number of expressions of support and there are no serious challenges to the strategy, or to the Council's evidence, including on viability and delivery. A full summary of the Consultation representations and the Council's responses to these are available on our website at: www.walsall.gov.uk/planning_2026/consultation_representations

Homes for our Communities:

- Some representations have referred to the relationship with the projected housing shortfall emerging from the Birmingham Development Plan and need to update the evidence to take account of latest household projections. It is contended that Green Belt, including for example land at Sandhills, should be released to accommodate additional dwellings.
- It is also contended that many of the proposed housing sites on previously developed land are not deliverable

How have the responses influenced the allocations and policies?

Representations raising these issues were from or on behalf of landowners seeking to promote sites in the Green Belt. The SAD, together with other housing sites identified in the SHLAA, identify developable sites for housing in excess of the number required to meet housing need to at least 2026 without the need to release sites in the Green Belt. The potential redistribution of housing need arising from Birmingham is a matter for local authorities in the wider housing market area, so this need may not necessarily be accommodated in Walsall or elsewhere in the Black Country. However, any decision about this would be a matter for the review of the BCCS. As such no changes have been made to the SAD as a result of these submissions.

Accommodation for Gypsies, Travellers and Travelling Showpeople:

- A significantly smaller number of representations have been received at this stage on this topic as [most of the potential sites identified previously are no longer proposed to be taken forward.
- There have been objections to an allocation on part of the former Goscote Copper Works to ensure that provision can be ensured in the event that Dolphin Close might not go ahead.

How have the responses influenced the allocations and policies?

Site HO29 is no longer proposed to include a traveller site, unless Dolphin Close is not developable. However, there is a long term need for traveller sites: permanent sites are intended to provide a stable base for residents and address the anti-social behaviour that is associated with unauthorised temporary encampments. No change has therefore been proposed.

Environmental Networks

- Ongoing discussions with the Environment Agency are necessary to confirm the extent of flood zones that may affect particular sites in the light of improving evidence and understanding of flooding risks. This particularly affects some potential housing and existing employment sites in Willenhall and Darlaston and the housing site at Cricket Close in Walsall.
- Some local authorities and statutory bodies have commented (to varying degrees) that provision should be made for new housing within a defined 'zone of influence' to pay towards measures to address increased visitor pressure on Cannock Chase Special Area of Conservation. This relates to legal requirements concerning the Habitats Regulation Assessment and Sustainability Appraisal (Strategic Environmental Assessment) which have been the subject of lengthy discussions with local authorities in Staffordshire as well as Natural England.
- The Environment Agency and Natural England are concerned at the deliverability and potential impacts of the proposed restoration of Hatherton Canal because of a lack of water supply and possible impacts on Cannock Extension Canal SAC [this is a separate issue to the Cannock Chase SAC].

How have the responses influenced the allocations and policies?

Further discussions were undertaken a number of modifications were proposed to address the concerns of the EA. This resulted in the majority of their objections being overcome.

A modification was proposed to SAD Policy EN1 as a result of representations received, and discussions had with Natural England under the Duty to Cooperate. The modification emphasises the importance of nature designations beyond Walsall and

also to provide for the possibility of compensatory as well as avoidance or mitigation measures.

It is proposed to amend Policy EN4 on Canals, to reflect that the Hatherton Canal Restoration might not be able to receive a sufficient water supply so the indicative route could come forward as a 'green infrastructure' link instead.

Historic Environment

- Great Barr Hall and Estate: Local residents, Sandwell Council and the local MP oppose policy wording that would allow enabling development. This site attracted the largest number of representations to the Publication Document.

How have the responses influenced the allocations and policies?

It was proposed to present a redraft of Policy EN7 and the supporting text on Great Barr Hall and Estate, to provide a more up-to-date and clearer policy. However, the policy still anticipates that some 'enabling development will be necessary to ensure the preservation and maintenance of the listed Hall and registered parkland. The policy is not prescriptive as to the form any enabling development might take, but it is clear that the amount of development will be limited that impacts on the environment should be controlled and that the benefits of any proposals should outweigh any negative implications.

Sustainable Use of Minerals

- Some minerals interests say that the Minerals Safeguarding Area mapping should identify individual minerals. There is some disagreement with the Council's view that prior extraction of minerals is unlikely to be viable in most cases.

How have the responses influenced the allocations and policies?

The respondent has provided no evidence that it is feasible to extract coal in advance of development on previously-developed sites in Walsall except in very rare cases. There have been no documented 'prior extraction' schemes in Walsall for coal or for other minerals since the BCCS was adopted.

Site Specific Issues:

A number of representations were made about specific sites and the key ones are summarised here along with how the representation has influenced the plan:

- Moxley Tip and Heathfield Lane West: The owners of the sites. Local residents and others have submitted various representations on the relationship between proposed employment uses on Moxley Tip and housing on Heathfield Lane West. Some seek a reference in policy to need to provide some leisure and

recreation on part of Moxley Tip, whilst there is a Site of Importance for Nature Conservation on part of Heathfield Lane West.

A modification was proposed to exclude the small part of the site covered by a Site of Interest for Nature Conservation.

- Festival Avenue, Moxley is sought to be retained as open space in place of Moxley Tip rather than being allocated for housing.

The Festival Avenue area has been assessed as having sufficient open space in other locations. Moxley Tip is allocated as open space in the existing UDP. The SAD now proposes to allocate it for high quality industry, but with an element of leisure and recreation. Any redevelopment either for buildings or open space would involve reclamation to make the site suitable for these uses. Therefore no change proposed.

- Willenhall Sewage Works: Further discussions are needed with site owner (Severn Trent) and the Environment Agency to address flood risk

A modification has been made to emphasise the value and importance of early engagement with the Environment Agency for proposals relating to IN333.

- Cricket Close: Walsall Tennis club wish to retain the tennis courts. The Environment Agency identifies that part of site lies within a flood zone

The Boundary of housing site allocation has been amended through a modification following further examination of flood risk.

- Highfields North, Walsall Wood: The would be developer refers to the dormant planning permission as meaning an adjacent site is unsuitable as housing allocation or to consider for release from industry to housing. Natural England ask that the minerals policy (M8) should be modified to address concerns about impacts on Jockey Fields SSSI

The 'dormant' permission at Highfields North (MP9) still has effect, which means that the principle of mineral extraction has already been established. However it is agreed that the policy should be modified in accordance with the suggestions made by Natural England in further correspondence following the Publication stage, to avoid harm to the Jockey Fields SSSI in the event that working takes place outside the permitted area of the Highfields North site (MP9).

- Former Walsall Iron and Steel, Wolverhampton Road: Owner wishes to develop for industry rather than housing because of lower cost of cleaning site.

The site is largely surrounded by existing housing and any redevelopment for industrial use would require very restrictive conditions to prevent future activities giving rise to nuisance to the sensitive surrounding occupiers. It is unclear if the owners have carried out any detailed investigations on this particular site that might confirm these costs.

- Walsall Enterprise Park: Owner seeks that vacant land should be allocated for housing rather than employment.

The objector has provided no evidence to substantiate the case that the site is undevelopable for industry or that it has been marketed actively. The constraints referred to would affect any development, and while the objector has stated that Potential High Quality Industry designation has no merit, they have not identified any other suitable alternative land uses for the site. As the objector has noted, the site has attracted interest from potential industrial occupiers, indicating that an industrial development is potentially deliverable. Indeed, the separate representations from Majestic Aluminium and the Director of Midland Toiletries confirm that there is a demand for industrial development in this location.

- Tempus Ten (M6 Junction 10): Owner want flexible approach to land uses to allow leisure uses such as public houses or restaurants

All of the sites included in Policy IND2 have been assessed through the evidence base as being competitive locations for industrial investment, and fulfil the criteria set out in the BCCS. The wording of Policy IND2 is in conformity with Black Country Core Strategy Policy EMP2 paragraph 1, which is itself in conformity with the approach towards supporting economic development in the NPPF. The sites at Tempus 10 were assessed as being Potential High Quality industry in the ELR in view of their excellent location in relation to the M6 corridor and the potential workforce as well as in comparative terms with other development opportunities. The objector has not provided any evidence to substantiate his implicit view, either in site-specific terms or comparatively, that the sites have no reasonable chance of employment development, and no evidence to justify development of leisure uses or other 'town centre' uses on these sites.

- Clarkes Lane/ Charles Street, Willenhall: Owner says land is not needed for industry so other uses should be allowed.

The 2016 Walsall Employment Land Review (ELR) shows that there is actually a need to provide more employment land to cope with demand. The BCCS Local Quality Employment land requirement is a minimum. The objector has supplied no evidence to show that the site is unattractive for development or redevelopment either in itself or comparatively, and that there has been no interest.

- Brownhills Business Park: It is claimed the site is not viable for employment uses.

This remains a well-occupied local quality industrial site, part of a critical mass of industry in the area. The objector has not provided any evidence that the site is unviable or failing. Indeed the Ashtenne website refers to its excellent location and excellent links to the motorway network. The 2016 SHLAA update also confirms that there is a plentiful supply of housing land in the area.

- Deeleys Castings, Leamore: Owner refers to Committee resolution for residential development so site should not be retained for industry

The demand for industrial land in this location is demonstrated by the current use of part of the site as overspill parking for British Car Auctions. The site has a Committee resolution to grant permission for housing subject to a S106 Agreement, but this has still not been progressed since the Committee resolution in 2008.

- Reedswood Golf Course: Owner of adjacent former Caparo site seeks to have the former golf course included in the housing allocation.

The ground conditions under the former golf course, relating to its previous use as part of the power station, mean that it is not certain that this area is suitable for residential development. It is therefore proposed to carry forward the existing open space allocation in the UDP.

- Former Railway Tavern, James Bridge: Owner wants retail/ town centre uses on site.

All of the sites included in Policy IND2 have been assessed through the evidence base as being competitive locations for industrial investment, and fulfil the criteria set out in BCCS. The objector has not provided any evidence to substantiate his implicit view, either in site-specific terms or comparatively, that the sites have no reasonable chance of employment development, and no evidence to justify development of leisure uses or other 'town centre' uses on these sites.

- Yorks Bridge: Agent on behalf of Potter Clay Company has presented material to seek to justify designation of an area of search for fireclay (as previously indicated in the Black Country Core Strategy).

It is proposed to identify an indicative MSA for fireclay on Map 9.1 of the SAD, which includes the coal seams associated with potentially winnable fireclay resources underlying the Yorks Bridge, Birch Coppice and Brownhills Common sites. This will highlight the existence of a potentially valuable fireclay resource, preventing needless sterilisation and allowing a suitable extraction proposal to come forward in an appropriate location if it proves viable.

- Middlemore Lane, Aldridge: Owner is seeking deletion of allocation as waste site

As a result of the representation the allocation of waste has been removed from the site.

6.2 Walsall Town Centre Area Action Plan Overview

- Support for the creation of a plan for the town centre and for a number of the policies within the plan.
- No serious challenge to the figures for office development in the centre and no evidence submitted to challenge the retail floorspace figures.
- Arguments from some town centre interests that the Primary Shopping Area should be extended in parts of the town.

The respondees have not provided any evidence to support the argument. The evidence supporting the AAP justifies the proposed Primary Shopping Area boundary and no change is considered necessary.

- An argument submitted on behalf of two out-of-centre retail park interests that sites should not be identified for bulky retailing or convenience retailing because of the effects on out-of-centre developments.

The policy clearly states that where possible retail development will be located within the PSA. The sites have been identified in the plan to provide clear guidance to developers on which sites should be considered and in what order as part of the sequential assessment. The sequential sites have also been identified to strengthen the Council's position in regards to out-of-centre development which has continually undermined investment within the town centre. The DTZ report stated that there is a need for a strong position against out-of-centre retailing in order to protect the centre's vitality and viability.

- A suggestion has been made that the listed buildings within the Social Enterprise Zone area are better suited for residential use and that they should not be included in the designation.

In response to this representation additional text has been proposed for Policy AAPB2: Social Enterprise Zone to allow for greater flexibility in regards to the use of listed buildings for housing within the social enterprise zone.

- Representations from the owners of the Portland Street that the site should not be allocated for educational investment as this is too restrictive.

|

Additional text has been proposed for Policy AAPB3: Town Centre Employment Land to clarify that sites which are allocated as 'consider for release employment land' also

have allocations for centre uses, for example as an opportunity for office development. However the allocation of education also remains for this site to allow for the expansion of the college and the creation of a well-connected campus.

- Strong objection from the owners of Jerome Retail Park to the front of their site being redevelopment to allow for the extension to the bus interchange.

The Council believes this is the best option to deliver public transport improvements in the centre and proposes to continue with the allocation.

Section Seven:

Overview of Discussions from Consultation Events

This section provides an overview of the discussions from the consultation events held during the Publication stage of consultation.

7.1 Site Allocation Document Overview

- General support for the protection of the Green Belt.
- General support for the allocation of land for new houses and also the protection of industrial land.
- Specific questions around the sites proposed for allocation to meet the needs of Gypsies and travellers.
- A number of comments about what the Council is doing to support District Centres and sites such as Ravenscourt in Brownhills.
- Concerns over traffic and parking issues caused by increased housing.
- Points raised about the need for different types of housing to meet the needs of the elderly.
- Concerns over the affordability of housing and homes for future generations.
- Support for the protection on open space but some concerns about its maintenance.
- Support for investment in public transport.
- Detailed questions about quarry works and permissions.
- Concerns raised over the future of Great Barr Hall and the approach in the plan towards the site.

7.2 Walsall Town Centre Area Action Plan Overview

- Questions about specific development timescales in the centre such as the site opposite Primark.
- Concerns about the decline of the town centres, the number of vacant units and the amount of rubbish.
- Some support for the range of shops and the Council's commitment to invest in the market.
- Support for the cinema and restaurant development.
- Comments about the amount and cost of car parking in the town centre.
- A number of comments about St Pauls bus station being busy and unsafe.

Section Eight:

Pre-Submission Modification Consultation

This section provides an explanation of the Pre-Submission Modification Consultation, the methods and materials used, the level of responses to the consultation and a summary of the consultation responses along with the Council's response to the representations.

8.1 The need for Pre-Submission Modification Consultation

Having reviewed the consultation responses received through the Publication stage consultation the Council decided that a number of major and minor modifications would be needed to all three plans in order to ensure they are robust. This Pre-Submission Modifications Consultation sought comments on proposed modifications to the SAD and AAP before they are submitted for independent examination. This consultation also included an update to the Sustainability Appraisal and Habitats Regulations Assessment to take into account consultation representations.

The consultation ran for **6 weeks, between Monday 7th November 2016 and ending at 5pm on Monday 19th December 2016.**

This stage of consultation was on the proposed modifications only and looked to seek views of whether these address the consultation responses before and also if consultees considered the modifications proposed to be sound.

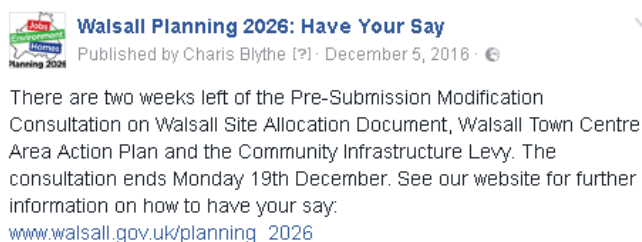
Following this stage of consultation the Council will invite the inspector to consider these modifications when the plan is submitted for examination.

8.2 Publicising the Consultation

All consultees on the consultation database received either an email or letter notifying them of the consultation. A list of who was consulted as part of the pre-submission modification consultation is available in Appendix 4. A copy of the notification letter is available in Appendix 3. As with the previous stage the plans were published in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and Statement of Representations Procedures were published with the consultation material.

A press release was produced and issued to local newspapers. The consultation was also promoted on our webpages and on the Council's front webpage. A copy of the press release text is available in Appendix 3.

The consultation was also published on our Facebook and Twitter pages. See adjacent picture for an example of such a social media post.



8.3 Consultation Materials

The consultation documents for each of the plans included a schedule of modifications which listed all of the changes being proposed and the reasons behind them. An example of this document is available in Appendix 3. An annotated Policies Map was also produced for the SAD and AAP to show how any of modifications will change the policies map. To make it easier for people to understand the modifications and how these would affect the plan a version of the Draft Plan with the modified text inserted and updated version of the Draft Policies Map for the SAD and AAP. An example of this is provided in Appendix 3.



A response form was produced for each document to help people respond on the consultation in terms of whether they support or object to the proposed modifications. A copy of the response form is available in Appendix 3.

All the documents were available to view online. The schedule of pre-submission proposed modifications for the SAD and AAP were made available in the libraries and in First stop Shop so that people without the internet could access paper copies of the document.

The tables of consultation representations and Council responses to the Publication consultation stage also include details on whether modifications had been proposed to the plans as a result of the representations so individuals could see how their comments had influenced the plan making process. This is available to view at: www.walsall.gov.uk/planning_2026/consultation_representations

8.4 Stakeholder Involvement

Overall there were 41 representations of the Walsall Site Allocation Document and 6 on the Town Centre Area Action Plan. This is considerably lower than the Publication stage of consultation which suggests that the modifications raised relatively few significant concerns.

Respondent Type	SAD	AAP
Walsall Council (Other Teams)	0	0
Walsall Council (Ward Members)	0	0
Other Councils (DTC)	5	0
Other DTC Bodies	6	1
Other Statutory Consultees/ Public Bodies	4	2
Community/ Voluntary Groups	5	0
Land Owners/ Developers/ Agents	5	2
Businesses	1	1
Local Residents/ Residents' Groups	14	0
Infrastructure Providers	0	0
Member of Parliament	1	0
Anonymous	0	0
TOTAL	41	6

8.5 Breakdown of individual representation received by topic

The table below provides a summary of the number of representation received on the individual chapters. Representations are the individual points taken from the formal responses to the consultations.

Site Allocation Document

Chapter	Number of Representations
1) Introduction	0
2) Objectives, Regeneration Corridors and Issues	4
a) General Housing	10
b) Accommodation for Gypsies, Travellers and Travelling Showpeople	10
3) Providing for Industrial Jobs and Prosperity	3
4) Strengthening Our Local Centres	0
5) Open Space, Leisure and Community Facilities	9
6) Environmental Networks	49
7) Sustainable Waste Management	3
8) Sustainable Use of Minerals	11
9) Transport and Infrastructure	3
10) Miscellaneous Comments	4
Total	106

Area Action Plan

Chapter	Number of Representations
1) Introduction	0
2. Walsall Town Centre	0
3. A Place for Shopping	4
4. A Place for Business	1
5. A Place for Leisure	2
6. A Place for Living	1
7. Transport, Movement and Accessibility	1
8. A Place for Investment	2
Miscellaneous Comments	0
Total	11

8.6 Summary of Consultation Responses

Below provides a summary of the main issues raised at this of the consultation along with the Council's response to the representations. None of the consultation responses raised issues which the Council felt needed to be addressed through further major modifications. However in some cases the representations have resulted in some small additions for clarification. These will be put forward to the inspector during the examination but it is not considered that they require any further consultation.

A full summary of the Consultation representations and the Councils responses to these are available on our website at:

www.walsall.gov.uk/planning_2026/consultation_representations

8.7 Site Allocation Document Overview

Homes for our Communities:

- A new objection was made on behalf of the site owner/developer for land at Heathfield Lane West against part of site being removed from the housing allocation because of the SINC and objecting to the allocation of the SINC as open space. No further modifications have been proposed as the previous planning permission on the site pre-dated the adoption of the BCCS, Walsall's Conserving the Natural Environment SPD and the NPPF. It would not be appropriate to have a dual allocation of a housing site and open space/nature conservation.
- Maintained objection on behalf of the site owner/developer for land at Stencil's Farm stating that land within the Green Belt has not been included in the site boundary. This policy/site was not subject to a modification and no further modifications have been proposed as no exceptional circumstances have been demonstrated to support adjusting the boundary in the absence of a comprehensive borough-wide Green Belt review.
- Friends of the Earth made representations stating that the modifications fail to address their concerns about housing for the elderly. No further modifications are proposed as no evidence has been provided to suggest that the over 55s have less access to housing.

Accommodation for Gypsies, Travellers and Travelling Showpeople

- Maintained objection from The National Federation of Gypsy Liaison Groups to the statement in the plan that sites for Travellers should be in a location that would be suitable for general housing. They also argue that the time scale of the current Gypsy and Traveller Accommodation Assessment (GTAA) does not allow for proper consideration of the needs. This representation is not in response to a proposed modification and no further modifications have been proposed. The reference to sites needing to be suitable for general housing is appropriate because in Walsall the only potential sites that are not in the Green

Belt are ones that would otherwise either be suitable for general housing, or are needed for other purposes. If the proposed policy was not adopted, it would result in the proposed sites being lost to general housing. The Federation were advised of the draft revised GTAA which seeks to estimate the number of sites that the SAD should identify to the current end date of the BCCS in 2026, but had made no comments.

- A representation was received from a member of the public stating that a proposal to make an existing temporary traveller site permanent amounts to an amendment to the Green Belt boundary. This representation was not in response to a modification and no further modifications are proposed. Although the SAD does not describe this proposal as an amendment to the Green Belt boundary, the effect of the proposal is clear in the plan.
- A number of maintained objections from members of the public to the proposal in the plan to allocate general housing sites for Travellers sites if Dolphin Close does not come forward. These representations are not in response to modifications and no further modifications are proposed as the representations raise no new issues.
- An objection has also been raised by the landowner / developer of Goscote Lane Copper Works (site HO29) stating that the allocation of the site for Travellers should be removed to ensure the maximum delivery of housing. The representation was not in response to a modification and no further modification is proposed. The site is only identified as a potential reserve traveller site if Dolphin Close does not come forward and apart from the availability of funding, this is only likely to occur if the development of Dolphin Close is prevented by a physical constraint, of which none have been found.

Providing for Industrial Jobs and Prosperity

- Maintained objection from a landowner of industrial sites in Darlaston, requesting a greater mix of uses are allocated on the site to improve viability. This representation is not in response to a modification and no further modification has been proposed as no evidence on viability has been provided.
- A new objection has been raised from the land owner of the Electrium site (Ashmore Lake Willenhall) arguing the site should be allocated as a 'consider for release' employment site instead of a retained employment site. No modification has been proposed as no representation about this site has been received at any previous stage of consultation, although the Council's records indicate that the representor has been informed about the various consultation stages since 2011. Much of the site is currently unused but is part of the core employment area under UDP Policy JP5. The remainder is used as a car park for Electrium Point, so is clearly a functioning part of the employment area.

- Maintained objection from the land owners of Deely's Castings site on Leamore Lane arguing against the allocation of the site as retained employment land due to the fact the site has a committee resolution to grant planning permission for residential. No further modification is proposed and the points made in this representation have previously been addressed by the Council in its response to the representations received at the Publication stage.

Open Space, Leisure and Community Facilities

- Representations from the Canal & River Trust supporting the proposed modification to the Greenways policy but requesting additional text around the need to balance Canals multi-functional nature protecting and enhancing not only their function as 'Greenways' but also their cultural, heritage and ecological value. A further modification has been proposed to reflect the representation.
- Friends of the Earth made representations in relation to Wolverhampton University campus arguing that the policy should specifically seek to protect the amenity value of the surrounding area. No further modifications have been proposed as wider amenity will be taken into account through the application of existing UDP policies.

Environmental Network

- Support from Highways England to the proposed modifications to the Green Belt Policy to promote opportunities for sustainable travel. Friends of the Earth however, are arguing that while the modification picks up most of their concerns it does not address the issue of lack of pavement on some roads in the Green Belt which is a road safety concern. No further modification has been proposed as the previous modification is considered sufficient.
- Lichfield District Council and Cannock Chase District Council generally support the proposed modifications in respect of the Cannock Chase SAC, however they do state that their support is subject to Natural England being satisfied that the approach is robust and effective. Lichfield District Council also suggests some minor amendments to the text which have been proposed as further modifications where appropriate. Natural England welcomes in principle the changes the Council has made but they do propose a modification to the map and text stating it should not refer to the 8km zone around the site as being the 'area of influence'. A further proposed modification has therefore been proposed to amend the title used in both the text and map to "8km Zone of Payment Surrounding Cannock Chase SAC".
- Maintained Objection from the Woodland Trust, requesting a reference to the Urban Forestry Strategy. No further proposed modification has been made as the strategy remains in draft form and is still open for consultation.

- Overall general support from the Environment Agency for the flood risk policy although they have made some detail comments around the technical wording in relation to flood risk throughout the plan. No further modifications have been proposed as the current wording is considered sufficiently clear and many of the suggestions would result in a duplication of the BCCS.
- Objection from the operators of Highfields South Quarry/Landfill to the modification on flood risk assessments and their site being shown as a flood zone. No further modifications have been proposed as the location of flood zones are factual information and are being shown to ensure that any future development proposals without permission undertake the relevant flood risk assessments.
- The Inland Waterways Association have made representations stating that the plan should not seek to restrict boat movements on the Cannock Extension Canal and that a Habitats Regulation Assessment should not be required to take account of cumulative impacts. Lichfield & Hatherton Canals Restoration Trust have also made similar objections to the proposed modifications and they dispute comments from Natural England about the impact of the Hatherton Branch Canal proposals. Natural England on the other hand support the proposed modification arguing there could be adverse impacts on the SAC, as to do the Environment Agency who state that the modification reflects a good balance between the potential opportunities and the present difficulties. The Canal & River Trust are also in general support of the proposed approach. No further modifications are therefore proposed as the council is required to have due regard to the advice of Natural England on European protected sites and the Environment Agency in regards to water supply.
- Support from the Birmingham and Black Country Local Nature Partnership and from Birmingham and Black Country Wildlife Trust for many of the proposed modifications to the Environment policies along with some further suggestions for amendments for to reference bodies such as DEFRA. Whilst many of these amendments may be useful the policy justification is not intended to provide a detailed list of which bodies are involved in the designation of each type of site. No further modifications are therefore being proposed.
- Overall the representations received in relation to Great Barr Hall and Estate (representations have been received from several parties, including Valerie Vaz MP and Historic England) maintain the view that it would be important to ensure the resources for the restoration and the long term preservation of the hall and estate. Never the less some of the points made have helped to make several minor further modifications that improve and strengthen the policy.

Sustainable Waste Management

- The Environment Agency welcomed many of the modifications thanking the Council for taking into account their representations.

Sustainable Use of Minerals

- Support from Staffordshire County Council and Natural England for a number of the proposed modifications to the minerals chapter.
- Maintained objection from the developer of Highfields North about the dormant mineral permission and how this conflicts with the SSSI designation. This representation is not in response to a modification and no further modifications have been proposed. The policy seeks to set out the issues to be addressed in any application for modern working conditions and is therefore considered necessary.
- Maintained objection from the Coal Authority in regards to the plan needing a policy to cover unstable land. This representation was not in response to a modification and no further modification has been proposed as the proposed policy would duplicate existing policies in the UDP and NPPF.

Transport and Infrastructure

- Support from Highways England for the proposed modifications and the emphasis the plan gives to sustainable travel.
- Friends of the Earth suggest a reference is needed to Travel Plans but no further modification is being proposed as this would duplicate existing policy.

8.8 Town Centre Area Action Plan Overview

- Maintained objection to the proposed allocation of a site for education and office as the land owner is concerned this allocation does not provide enough flexibility for the future redevelopment of the site. The site is within the Gigaport area and adjacent to Walsall College so officers consider the proposed allocation to be justified and that the site plays an important role in the regeneration strategy set out in the AAP. No further modifications have been proposed to the AAP.
- Maintained objection to the proposed allocation of the front of Jerome Retail Park for the redevelopment of Bradford Bus Interchange as the land owner has concerns about the loss of some of their retail park and argue that the Council has not considered the alternative options sufficiently. Further evidence will be submitted with the AAP to demonstrate the deliverability of this scheme. No further modifications have been proposed to the AAP.
- A new objection has been raised by Topland, the owners of The Saddlers Centre around the plan not defining Primary and Secondary Frontages and the boundary of the Primary Shopping Area. They also suggest more detail is provided on the retail schemes within the town centre and that the AAP has a specific policy on out-of-centre developments which states that such proposals

would not be supported. These issues had been raised as topics, questions and options by the Council at the previous stages of consultation and the current policy approach in the AAP is supported by robust evidence. The level of detail in the AAP allows for the right degree of flexibility within the town centre to support existing retail and to accommodate the planned future development within the town centre. The approach in the AAP to 'town centres first' for main town centre uses is as strong as possible whilst being in accordance with national planning policy and the Black Country Core Strategy. Therefore no further modifications have been proposed.

- The Canal & River Trust have requested additional text on the maintenance of the canal waterways and further text has been proposed as an additional minor modification to the examiner. No changes have been proposed to address their request for further information on what a canalside community is as this is not considered necessary.
- The Coal Authority has withdrawn objections stating that the Proposed Modifications addressed their points.
- As a Duty-to-Cooperate body the Council has been working with the Environment Agency to confirm wording around the level of risk connected with flooding and the Ford Brook. A modification has been proposed to update the wording around the level of risk of flooding.

Section Nine:

Duty to Cooperate

This section provides an overview of the Duty to Cooperate from throughout the plan making process.

9.1 Overview

The Council has produced a separate document that provides an overall of the Duty to Cooperate discussions covering from the launch of the plan making process at Issues and Options up to the submission of the plans for examination. This shows how discussions have progressed and highlights any remaining issues which may need to be discussed at the examination. The document is available to view at: http://cms.walsall.gov.uk/local_plans/evidence.htm

The proposals in the SAD and AAP are intended to implement at a site-specific level the proposals in the BCCS that was prepared by the four local authorities of Dudley, Sandwell, Walsall and Wolverhampton. Ongoing discussions about planning matters continue both at officer level through regular meetings of Planning Leads and at Member level through ABCA (Association of Black Country Authorities comprising the chief executives and leaders) which informs the Joint Committee. Topic leads for housing, employment and other matters also meet on a regular basis.

Engagement on cross-boundary waste and minerals issues has also continued throughout the process via West Midlands Resource Technical Advisory Body (RTAB), West Midlands Aggregates Working Party (AWP), and (since 2015) West Midlands Non-Aggregate Minerals Group. Dudley MBC, Sandwell MBC and Wolverhampton City Council have also contributed towards the preparation of a joint Local Aggregates Assessment (LAA) for the West Midlands Metropolitan Area.

Towards the end of the SAD and AAP production work started on scoping out the issues and the evidence requirements for the revision the BCCS. This shows the continued commitment of the Black Country authorities in working together to address cross boundary issues, including any wider cross boundary issues of the region.

9.2 Summary of the Duty to Cooperate Discussion

In many cases the Council has had the full support of the Duty to Cooperate bodies throughout the process. The Black Country LEP for example have written in support of the plans and shown their commitment to helping Walsall deliver the strategy set out in the plans.

Other bodies such as the West Midlands Integrated Transport Authority (WMITA) and the Local Nature Partnership have worked with the Council at each stage of the consultation to ensure the plans align with their priorities and that the plans reference the most relevant evidence documents and schemes.

There has also been some specific issues with Duty to Cooperate Bodies that have needed to be addressed through the plan making process, in particular:

- Understanding the level of flood risk and ensuring the plan mitigates against this where necessary, including the revision of some site boundaries;
- Discussions around the potential impact of the plans on Cannock Chase SAC and how development within the plan should mitigate against the potential impact;
- Understanding the impact of the plans on the historic environment and ensuring the plans provide a positive framework for the protection and enhancement of the historic environment;
- Detailed discussions around Great Barr Hall and the policy wording;
- Determining the feasibility of canal restoration schemes and also the potential impact of developments of Cannock Extension Canal SAC; and
- Discussions around the requirements to show Highfields North mineral permissions on the plan and how this relates to the SSSI designation.

9.3 Ongoing Discussions

Through the continuous discussions with our Duty to Cooperate bodies a number of the points raised through their representations have been satisfactorily addressed. The only potentially outstanding issues that need further discussions are as follows.

- 1) Agreement on the wording of the Great Barr Hall policy and the approach in policy towards enabling development. Historic England will be proposing some further wording amendments for discussion as part of the examination process;
- 2) Following extensive negotiations with the Cannock Chase SAC Partnership and Nature England the proposal in the SAD is that developers of residential development within an 8km 'Zone of Payment' Surrounding Cannock Chase SAC will contribute towards a package of mitigation measures. The Council has drafted the necessary legal agreement and it is proposed that the agreement should be submitted in draft to be considered through the SAD and AAP examination process. The Council is proposing to email the Draft agreement to NE and to the members of the Cannock Chase SAC Partnership when it advises them of the submission of the plans.

Section Ten:

Evaluation of the Consultation

The section below demonstrates how this consultation was undertaken in accordance with the principles of Walsall's Statement of Community Involvement⁴. This is followed by an evaluation of the strengths and weaknesses of the consultation which concludes with some lessons learnt for the next stage of consultation.

10.1 Evaluation against the Principles of Walsall Statement of Community Involvement

A) Targeting Communities

- An information sheet was produced to provided specific details on Gypsies and Travellers so that those communities which have had sites proposed for allocation nearby can access the information easily
- Market stalls within all district centres
- Social media to reach younger people
- Materials available in the libraries for those without access to the internet

B) Open access to information for all

- All documents available online
- Documents were also available in all the libraries and at the civic centre
- Printed copies were available on request for community groups
- A marked changes version of the plans was produced so that people can easily see how the modifications change the plans
- An information sheet was produced to provided specific details on Gypsies and Travellers so that those communities which have had sites proposed for allocation nearby can access the information easily

C) Advertise widely the opportunities for involvement

- A press release was produced to advertise the consultation
- All contacts on the consultation data where sent notifications by post or email for the Publication stage consultation and also the Pre-Submission proposed Modification Consultation
- A news item was included in the front of the Council website for both stages of consultation

⁴ www.walsall.gov.uk/ldf_statement_of_community_involvement

- Social media such as twitter and facebook where used to help promote the consultation dates and events for the Publication stage and the consultation dates for the Pre-Submission proposed Modification Consultation
- Partners were encouraged to promote the consultation via newsletters and social media
- As there were a number of stages before this consultation a lot of people where more aware of the plans and how to get involved

D) A range of different methods by which people can put forward ideas and comment

- Social media were used to engage with those who find the usual methods of engagement inaccessible
- Paper response forms were made available in the libraries, on request and at consultation events
- Comments in letter form and by email were taken into account the same way a response form would be
- Notes of events such as the market stalls where taken to ensure that less formal feedback was considered as part of the plan making process in recognition that everyone wants to complete a response form
- Standardised response letters and petitions were considered as responses to the consultation

E) A transparent process for considering any comments received

- The letters notifying people of both stages of the consultation clearly set out the process of responding and the timescales in which written comments had to be received to be given full weight by the Council when reviewing
- The consultation materials such as the draft plans and the website also all clearly set out the consultation process
- A leaflet was proposed for the Publication stage to let people know how they can have their say and this was given out at all consultation events
- Support was given to the public around what are planning issues that the Council and what are not – for example the impact on housing prices
- All consultation representations have been published for the Issues and Options stage, the Preferred Option Stage, the Publication Stage and also the pre-Submission Modification Stage
- The fact that consultation responses would be published was made clear in the consultation materials and on the response forms
- Those who wished their comments to remain anonymous on the website have had their comments published without their names

- Every individual who responded in writing during either consultation period received a notification on receipt of their comments letting them know they have been published on the website

F) The provision of feedback to those involved on the outcomes of consultation

- All consultation responses have been responded to by the Council in a clear format that sets out where comments have been taken into account and where they have not. For those comments which have not been taken into account justification has been provided. This has been published on the website allowing all to see how the consultation has shaped the plans development.
- The consultation representations and the Council's responses to the Publication stage was published along with the pre-submission proposed modifications with details on how, where appropriate, the consultation representations have resulted in a proposed modification so that individuals can see how their comments have influenced the plans
- The Pre-Submission Modification Consultation stage provided the public with an opportunity to comment on how their comments have been treated and on the proposed modifications to the plans

G) Working in partnership

- The Council has worked with a number of partners throughout the consultation to help encourage engagement and to make the most effective use of resources
- Officers attended Area Panels' to help encourage engagement from the Council's partners
- Partner's newsletters and social media were used to help promote the consultation.

10.2 Overview of the Strengths, Weaknesses and Lessons Learnt

Strengths

- The consultation has helped inform the appraisal of Gypsy and Traveller sites which in turn helped to inform which sites are included in the publication version of the SAD. As a result there have been considerably less objections to this policy at the publication stage of consultation.
- The 'marked changes' versions of the SAD and AAP were useful in supporting the Pre-Submission Proposed Modification consultation.

Weaknesses

- There were some responses received during the Pre-Submission Proposed Modification consultation that were not about the modifications but instead raised new issues. This may suggest that the materials were not clear enough on what the consultation covered, however it may also be the case that people would have seen this as an opportunity to raise such issues regardless of the consultation's scope.
- As with the previous stages of consultation there were some challenges when undertaking consultation events on the District Centres as residents wanted to raise points about the centres themselves which the current plans do not cover.

Lessons learnt for future consultations

- It is important that information is produced at a local level that explains to people the proposals in their area. This will be important as we move towards revising the Black Country Core Strategy as this is a high level document that may not be seen as accessible by communities but that could have impact on local areas.

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Appendix 1: Consultation Events and Meetings

Event	Date	Location
Darlaston and Bentley Area Panel	22nd March 2016	Darlaston Methodist Church, Slater Street, Darlaston, WS10 8EE
Willenhall and Short Heath Area Panel	24th March 2016	Winehala Court, 50A Sandbeds Road, Short Heath, WV12 4GA
Aldridge and Beacon Area Panel	29th March 2016	All Saints Church, Foley Road East, B74 3EX
Walsall South Area Panel	4th April 2016	The Council House, Conference Room 2, Walsall Council, Lichfield Street
Planning 2026 Event	7th April 2016	The Council House, Walsall Council, Lichfield Street
North Walsall Area Panel	7th April 2016	Blakenall Village Centre, Thames Road, Walsall, WS3 1LZ
Brownhills Tesco	11th April 2016	Brownhills Tesco, Silver St, WS8 6DZ
Bloxwich Market	12th April 2016	Bloxwich Market Square.
Brownhills / Pelsall / Rushall / Shelfield Area Panel	12th April 2016	Pelsall Village Centre, High Street, Pelsall
Willenhall Market	13th April 2016	Willenhall Market Place
Darlaston Market	14th April 2016	Kings Street Darlaston
Aldridge Centre	15th April 2016	Aldridge Shopping Square
Walsall Market	19th April 2016	Walsall Market, Walsall Town Centre
Walsall Saddler's Centre	21st April 2016	Walsall Saddler's Centre, Walsall Town Centre
Walsall Saddler's Centre	22nd April 2016	Walsall Saddler's Centre, Walsall Town Centre
Canal & River Trust Meeting	3 rd March 2017	Meeting with the Canal & River Trust

Topic: SAD, AAP, CIL		
Internal Attendance	Neville Ball, Sandy Urquhart, Partnership Officers	
External Attendance	Darlaston Rotary Club, Cllrs Burley, Chambers, Underhill,	
Title of event or meeting: Darlaston Area Partnership Meeting		
Date	Details of engagement	Notes of Discussions
22 nd March 2016	This was an Area Partnership meeting with the SAD/CIL/AAP on the agenda.	<p>SU and NB gave a short introduction to the process: where we are, what happens next.</p> <p>SU confirmed that the proposals relating to Darlaston were unchanged from the previous stage apart from the withdrawal of the proposals for potential Gypsy and Traveller sites at Bentley and the Darlaston Multi-Purpose Site.</p> <p>NB explained that two supporting documents had been produced: the draft revised Gypsy and Traveller Accommodation Assessment explained that national legislation and policy is currently in a state of flux but appeared to suggest that the need was less than previously identified, whilst the Site Assessment Matrix showed how the remaining sites that are still proposed to be allocated had been selected.</p> <p>In response to a query from a Member, NB confirmed that there still remained a requirement in national legislation to identify and provide for the needs of people in caravans, but the definition of “travellers” had changed in national policy.</p>

		<p>Aside from the G&T issue there are no changes in the Darlaston area in respect of any other allocations.</p> <p>The Members wish to place on record their thanks to officers for putting their heads above the parapet, listening to the local community and working hard on the detailed analysis to justify the conclusions</p>
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Topic: SAD, CIL, AAP		
Internal Attendance	Sandy Urquhart, Charis Blythe, Area Partnership Manager	
External Attendance	Cllrs S & D Coughlan, D & I Shires, D& L Hazell	
Title of event or meeting: Willenhall Area Panel Meeting		
Date	Details of engagement	Notes of Discussions
24 th March 2016	Officers attended this meeting to discuss the Draft Plans for the SAD, AAP and CIL Charging Schedule	<p>SU and CB gave a short intro, stating where we're at, the results of the Preferred Option consultation in Willenhall, and what happens next. There were 2 main issues:</p> <p>(1) Travellers, in relation to (a) the existing site, Wood Lane, where the proposals to remove the office, to allow for 2 further travellers pitches, are jumping the gun. The Community Cohesion Working Group need to use this venue. It should be retained. (b) the site at Croft Street, where there is a planning application for the existing pitch. This could set a precedent for others.</p> <p>South Staffordshire Council is proposing G& T sites close to the boundary with Willenhall, and should not be making decisions in isolation.</p> <p>SU referred to the G & T assessment matrix that was also out to consultation. He stated that we would re-examine this and warned that if the relevant pitches did not go ahead in Willenhall, we would have to provide extra in other parts of the Borough. In regard to the cross-boundary issue, SU</p>

		<p>commented that Regional Planning had been replaced by the Duty to Co-operate, but this was not enforceable.</p> <p>(2) The ex-metro line – support for using the rail line for rapid transit services.</p>
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Topic: SAD, AAP and CIL - Issues for Aldridge & Beacon Area		
Internal Attendance	Councillor C. Towe (Pheasey Park Farm) (Chair), Councillor B. Douglas-Maul (Streetly), Councillor E. Hughes (Aldridge North and Walsall Wood), Councillor J. Murray (Aldridge Central and South), Councillor J. Rochelle (Aldridge Central and South) Fred Hancock, Committee Business & Governance Manager, Democratic Services , Mike Smith (MS) – Planning Policy Manager, Regeneration and Development , Dawn Sherwood (DS), Planning Policy, Regeneration and Development	
External Attendance	No external attendance.	
Aldridge & Beacon Area Panel Meeting 29th March 2016		
Date	Details of Engagement	Notes of Discussions
29 th March 2016	<p>This was an Area Panel meeting with a report on Walsall’s Local Plan Consultation on the Agenda, covering the consultation on the SAD, AAP and CIL Charging Schedule. Copies of the SAD Ward Maps for Aldridge Central and South, Aldridge North and Walsall Wood, Pheasey Park Farm and Streetly Wards were circulated with the report.</p> <p>As the Ward Maps circulated with the Agenda and Papers had been printed in black and white, colour copies were tabled at the meeting. Copies of the SAD, AAP, CIL Charging Schedule, Policies Maps and Ward Maps were also available for inspection at the meeting and publicity leaflets were available for Members to take away. It was also explained that all of the consultation documents were available for inspection in the Civic Centre First Stop Shop, in local Libraries and on the Council website (details on publicity leaflets).</p>	<p>Meeting Papers and Minutes: https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2236/Committee/305/SelectedTab/Documents/Default.aspx</p> <p>Overview of Comments and Issues Raised</p> <p>Green Belt Members welcomed the proposal not to change the Green Belt boundary in the SAD.</p> <p>Future Housing Requirements Members asked what effect the West Midlands Combined Authority would have on future requirements for housing development and pressure on Green Belt land in Walsall. MS</p>

	<p>MS gave a brief verbal presentation on the purpose of the current public consultation and the next steps, as follows:</p> <ul style="list-style-type: none"> • The current consultation started on Monday 7 March and finishes on Tuesday 3 May; • There is a Public Consultation Event in the Council House on 7 April to which all Members are invited, other public events are also being organized around the borough (details provided in publicity leaflet); • This is the final stage of public consultation before the plans are submitted for independent examination, and the last chance for the public to get involved before the examination; • Once the consultation is over, the Council can propose further minor changes to the plans in response to the comments received from the public; and • The next stage will be submission of the plans, plus any proposed changes, for examination by an independent Planning Inspector, which is a legal requirement, once they have been approved by Cabinet and Full Council. <p>MS also explained that as the Black Country Authorities are committed to begin the review of the Black Country Core</p>	<p>explained that although there is provision in the legislation for the Secretary of State to devolve planning powers to Combined Authorities, no such powers have been devolved to the West Midlands Combined Authority as part of the ‘general principles’ Walsall Council has signed up to. MS agreed to circulate further information on the West Midlands Combined Authority to the Ward Members.</p> <p>Members were also concerned about the amount of new housing Walsall might be expected to provide in the future to meet the requirements of Birmingham, and whether this would involve development in the Green Belt. It was noted that under the ‘duty to co-operate’ there have been discussions between Council officers on the amount of housing that could be required in the Black Country to meet Birmingham’s requirements. MS explained that recent technical work has established that Birmingham cannot meet all of its long-term housing requirements within its own boundary, so there is an expectation that areas outside the City will accommodate the ‘shortfall.’ It is therefore anticipated that the Black Country Core Strategy review will consider whether the Black Country can accommodate any of Birmingham’s housing ‘shortfall’ requirements, in addition to meeting its own housing needs.</p>
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<p>Strategy by the end of 2016, it is important to get the Walsall plans in place as soon as possible to avoid getting caught up in the review process, and at the same time demonstrate that Walsall can deliver the current housing requirements for Walsall already included in the Core Strategy. The overall approach towards the plans for Walsall was explained, as follows:</p> <ul style="list-style-type: none"> • Officers have identified enough previously developed land in the SAD and AAP to meet the requirements for housing and employment identified in the Core Strategy up to 2026, so it is still not proposed to release any land from the Green Belt and the Green Belt boundary remains unchanged from that in the UDP; • In the 2015 consultation some respondents have disputed whether the sites we have identified are viable/ deliverable, but there is evidence that many of them are capable of being developed, and Council officers have not identified any realistic alternative to an urban regeneration based strategy for the SAD and AAP, which would be undermined by releasing land from the Green Belt; • Allowing development on selected Green Belt sites is not an option for the SAD, because it has been established through other local plans that revisions to the Green Belt must be based on a comprehensive, not a partial, Green Belt review – housing policy in Solihull Local Plan was quashed because of this; and 	<p>Branton Hill Quarry</p> <p>Members noted that the proposed new quarry access road has now been built, which will divert quarry traffic away from residents in Branton Hill Lane, and allow the application to extend the quarry to be progressed. DS said she was not aware the access road was yet in use, because operations at the quarry do not appear to have resumed yet. She confirmed that it is a requirement of the existing planning permissions and S106 agreement that the new quarry access road must be completed and brought into use before construction of the ‘enabling’ housing development can commence or the proposed new recycling area can be brought into use. There are other outstanding issues that need to be resolved before the quarry expansion application can be progressed, which are identified in the policy for the quarry and surrounding area (SAD Policy M5), such as details of the proposals to complete the restoration and landscaping of the previously-worked areas of the quarry, and the need to update the supporting information about the environmental impacts of the quarry extension given the length of time that has elapsed since the application was submitted.</p> <p>Consultation Event 7 April 2016</p> <p>Councillor Hughes asked what other issues would be covered which had not been discussed at the Area Panel meeting. MS and DS explained that the event on 7 April would give Members a further opportunity to discuss any issues they may identify</p>
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	<ul style="list-style-type: none"> • Economic pressures on local services also mean it is more important than ever – as far as possible – to locate development where it is most likely to be able to sustain and support existing community facilities, which can then be a focus for targeted investment through mechanisms such as CIL. <p>MS then provided a summary of some of the key proposals in the Aldridge and Beacon Area in the SAD, as identified on the Ward Maps.</p> <p>Housing</p> <p>Only a few sites are proposed for new housing development, nearly all of which are on previously-developed land.</p> <p>Gypsies, Travellers and Travelling Showpeople</p> <p>Only one small sites is identified for gypsies and travellers:</p> <ul style="list-style-type: none"> • Gould Firm Lane, Aldridge (GT6) – currently subject to temporary ‘personal’ permission, SAD supports proposals to make it permanent/ un-restricted, but not expansion. <p>The SAD also identifies similar existing small sites for permanent retention elsewhere in the borough, and the only potential new sites now identified in Goscote.</p>	<p>following the Area Panel meeting, once they have had time to review the plans in more detail. As it is a public meeting, local residents are likely to attend, so it will also give Members an opportunity to find out about any particular concerns that people may have.</p>
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	<p>Mineral Development in Aldridge</p> <p>The SAD includes potential further sand and gravel extraction areas around the former Aldridge (Birch Lane) and Branton Hill Quarries (SAD Policies M4 and M5), but identifies the restoration of the former quarries as the main priority, to be progressed before any further sand and gravel extraction is allowed. It also identifies the issues that new applications for mineral working will be required to address.</p> <p>Great Barr Hall and St. Margaret’s Hospital</p> <p>The SAD includes a policy which identifies the main priorities for Great Barr Hall and Estate (SAD Policy EN7). The future of Great Barr Hall is still unresolved, and because of its condition, the main priority now is to secure the future of the parkland, including provision for public access. The policy accepts that some ‘enabling’ development may be necessary to enable these objectives to be met.</p> <p>MS and DS also confirmed that Members could contact officers in the Planning Policy Team (telephone number on leaflets provided), for further advice on any issues they have identified following the Area Panel meeting, or for clarification on specific proposals in the plans.</p>	
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	<p>Members were generally positive about the proposals in the SAD, and thanked officers for their work on the development of the new plans.</p>	
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Topic: SAD, AAP, CIL		
Internal Attendance	Sandy Urquhart, Charis Blythe	
External Attendance	Councillors Nawaz, Russell, Hussain, Arif, Singh	
Title of event or meeting: Walsall South Area Panel Meeting		
Date	Details of engagement	Notes of Discussions
4 th April 2016	This was an Area Panel meeting with the SAD/CIL/AAP on the agenda.	<p>SU gave a short introduction: what we're doing, where we're at; then explained that there were no changes of any consequence in the SAD applying to the Walsall South area since the Preferred Option. CB explained in respect of the AAP that certain policies had been strengthened and the allocations changed in the Portland Street area, and the proposal for a community hub allocation withdrawn.</p> <p>General support with Cllr Hussain stating the SAD and AAP were good documents, and agreement about the need to maintain an up-to-date development plan.</p> <p>Councillor Nawaz was concerned about (a) the stretching of the town centre and (b) whether the town centre development would have an adverse effect on other local centres. CB agreed that the stretching of the town centre was an issue but that the policies had made provision to consolidate the town centre and other uses such as housing will be supported where appropriate; but the fragility of particularly the retail situation was acknowledged. In this context it is important to steer development into the town centre rather than diverting it to out of-centre developments. In respect of the effect on local centres. CB explained that the position was variable; indeed some of the best performing local centres, e.g. Caldmore, were the closest to the town centre (i.e. the more peripheral local centres are tending to doing less well). CB also explained that the SAD includes development</p>

		<p>opportunities for Local Centres but that it would not be possible to resources development strategies for individual small scale centres.</p> <p>The other main issue, raised by Cllr Hussain, was parking: whether there should be free parking in Walsall Town Centre, and why the charging approach was inconsistent: why does the car park on Ablewell Street have charges but not the one on Pleck Rd?</p> <p>Cllr Nawaz felt that some car parks, notably the Lower Rushall Street, could be opened in the evenings (though this was disputed by Cllr Russell who said that the residents in the adjoining flats were against this)</p> <p>Cllr Nawaz also disagreed with the proposed ‘super car park’ in the Day Street area.</p> <p>CB replied that free car parking everywhere would be beyond the resources of the Borough at a time of cutbacks; providing more car parking in the Town Centre to meet individual businesses demands would not necessary be the best use of land in the centre. CB explained that a new multi storey car park will provide high quality desirable parking meeting the need of visitors and serving the new office development in the Gigaport. CB also explained that a balance is needed between providing more car parking and encouraging more sustainable modes of transport. CB agreed that it would be desirable for a consistent management approach to individual car parks and explained that a car parking strategy is being produced.</p>
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Topic: SAD, AAP and CIL, general consultation drop in event		
Internal Attendance	<p>All Policy Team plus AJ – facilitating event</p> <p>Attendees: Cllr E B Russell, Rachel Telfer, Matt Pain, Cllr S Craddock, Cllr G Clark, Cllr D James, Cllr J Rochelle, Cllr L Jeavons, Jeanette Harvey, Cllr Towe, Paul Hinton, Cllr Hughes</p>	
External Attendance	<p>Residents, Mr & Mrs Winders, Churches Together in Walsall, Friends of Streetly Library, St Modwen, Mr Pryce-Jones, JLL (planning consultants),</p>	
Title of event or meeting: Planning 2026: Have Your Say Publication Stage Consultation Drop in Event		
Date	Details of engagement	Notes of Discussions
7 th April 2016	<p>A drop in session was arranged to give people the opportunity to come see the plans, talk to staff and ask any questions they may have.</p> <p>Display boards were used to provide an overview of the main topics and response forms were available for people to complete on the day.</p>	<p>Resident who lives next to Elkington/IMI Site – wanted to know what the position was. He stated there was a wireless transmitter mast next to the canal on this site – therefore there would have to be access through it for HGVs.</p> <p>Also, what’s the position re G & T site – MS informed him that the site would be at Dolphin Close – a Council owned site. If this wasn’t delivered then there could be further pitches at other sites in Goscote. The resident felt comforted compared with when he walked in. He approved of anonymity arrangements for feedback.</p> <p>Cllr D James</p>

		<ul style="list-style-type: none"> • concerns about access to site IN126 as industrial or business use – where would access route be from? (LF) • Walsall town centre should have coach park provision for those visiting Arboretum, museums and using hotels (LF) • Queries about converting unused shops to residential uses in Darlaston District centre (LF) <p>Civic Society</p> <ul style="list-style-type: none"> • Interested in plans for Highgate Brewery – don’t think it is suitable for housing and would prefer it to be a brewery (LF) • Great Barr Hall – don’t think the Hall is important enough to save <p>Cllr J Rochelle</p> <ul style="list-style-type: none"> • handed over letter expressing support for the plan on behalf of the Aldridge and Beacon Area Panel (2 Copies) • General support for plan and approach to housing provision (DS) <p>Local resident - concerned about GTTS provision at Goscote Copper Works (Elkingtons) (DS)</p> <p>Local resident – Support allocation of Blackwood Road as local centre – will help to retain local facilities to meet needs of local community (DS)</p> <p>Cllr Russell</p> <ul style="list-style-type: none"> • Town Centre markets should go back where they were, interchange between bus station, Bradford Place and Rail station needs improvement as not well integrated, difficult for people to find bus station/ bus station is not big enough
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		<p>Two people concerned re sites put forward at issues and options stage – Green belt development near Lazy Hill/ Stonnall Road</p> <p>JLL representative discussed site IN126. Their client wishes to bring forward a housing proposal. Su said the proposal needed to ensure that it didn't impinge on industry, but the design of the proposal would at the same time need to take account of the potential for re-use of the adjacent site for housing if Darlaston Welded Presswork were to leave.</p> <p>Secondly JLL wished to express concern about CIL charging proposals, in respect of the discounters, who typically have lower turnover per floorspace unit. The charge should be lower for discounters. JLL intend to make representations to this effect.</p> <p>Cllr Hughes wanted to know how Streetly (his Ward) would be affected, and also proposals affecting the Green Belt. Was told that the Green Belt would be unaffected by this plan. The BC Core Strategy Review however might include a Green Belt Review. Cllr Hughes was pleased about new development in Walsall Town Centre, notably the cinema.</p>
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Topic: SAD, AAP and CIL - Issues for North Walsall Area		
Internal Attendance	Councillor S Fitzpatrick (Bloxwich East) – Chair, Councillor T J Jukes (Birchills Leamore), Councillor C Jones (Birchills Leamore) Councillor I C Robertson (Blakenall), Councillor S Phillips (Bloxwich East), Councillor J Fitzpatrick (Bloxwich East) Council Planning Officers (Neville Ball, Dawn Sherwood), Other Council officers (Paul Gordon, Neil Picken) Carol Wildman (Walsall Housing Group)	
External Attendance	Mr Pat Dean	
North Walsall Area Panel Meeting 7th April 2016		
Date	Details of Engagement	Notes of Discussions
07/04/16	<p>This was an Area Panel meeting with the Walsall Site Allocation Document (SAD) and Walsall Town Centre Area Action Plan (AAP) on the Agenda. Copies of the SAD Ward Maps for Birchills Leamore, Blakenall, Bloxwich East and Bloxwich West Wards were circulated with the report.</p> <p>NB gave a brief verbal presentation on the purpose of the current public consultation. He explained that this is the final Publication stage of the plan preparation, and the public consultation runs until 3 May. Council officers want to encourage local people to comment on proposals affecting their area.</p>	<p>Meeting Papers and Minutes: https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2251/Committee/308/SelectedTab/Documents/Default.aspx</p> <p>Overview of Comments and Issues Raised</p> <p>Publicity The Panel asked about publicity for the consultation. NB advised that all those who made representations and gave contact details previously have been informed of the latest consultation. Publicity leaflets have been circulated and all documents are available in Libraries and online on the Council website. There is a public event at</p>

	<p>He then explained the main proposals in the documents, in particular those relating to Blakenall/ Goscote/ Bloxwich area. He confirmed that the proposals are largely unchanged from the Preferred Options stage in 2015. The area has the largest amount of new housing proposed of any part of the borough. As part of this, we need to ensure provision is made for all sections of the community including Travelling Showpeople and Gypsies and Travellers. He confirmed that Dolphin Close is proposed as the main new site for Gypsies and Travellers, with a small part of either Goscote Lodge Crescent or Copper Works (along with Metal Casements in Birchills) as possible alternatives if Dolphin Close does not come forward.</p>	<p>the Council House today (07/04/16). Council officers are also manning stalls at markets including Bloxwich.</p> <p>Provision for Gypsies and Travellers</p> <p>The Panel asked if the Council owns the Dolphin Close site. NB confirmed that they do, but that the other sites identified are privately owned. The Gypsy and Traveller community could also bring forward their own sites.</p> <p>Community Infrastructure Levy (CIL)</p> <p>The Panel asked whether CIL would be better than S106 agreements. NB explained that potentially it might be because there are fewer restrictions on what the monies can be used for. The charging regime is based on the findings of a viability study which has established what it would be fair to charge to developers. CIL monies can be pooled to help fund infrastructure projects identified on the Council’s ‘Regulation 123’ List.</p> <p>The Panel asked whether any CIL monies could be available to Area Panels to fund local projects. NB said that this was possible, provided the projects were specified on the ‘Regulation 123’ List.</p> <p>Provision of New Schools</p>
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		<p>The Panel asked if CIL would be able to contribute towards education provision in the area. NB advised that Council officers would agree with this approach in principle – he understood that the Council is currently pursuing the expansion of the four existing schools in the North Walsall Area, and that CIL could in theory contribute. However, it will be difficult to implement in practice in the light of the current/ proposed changes in national school planning and funding, which mean that Free Schools could be developed anywhere, and that all existing schools will eventually be forced to become Academies.</p> <p>The Panel identified a potential need for a new secondary school in the area and sought assurance that extra school places would be available for local people if any new housing is developed in the area. NB explained that the main local need identified by Council officers is for primary school provision, rather than secondary. In accordance with existing local plan policy, the Council would encourage any new schools to be developed near to existing or planned housing, but this cannot be guaranteed, because education provision is now largely outside the Council’s control.</p> <p>Former Goscote Copper Works Site</p> <p>The Panel asked if CIL or other sources of funding will be available to remediate the site and enable it to be developed. They also asked when the site was last investigated. NB advised that the Council is</p>
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		<p>currently working with the site owners to secure funding for remediation through the Black County Local Growth Fund. The Black County Strategic Economic Plan (SEP) has identified it as a project that would be eligible for funding from this source. He was not able to provide an update on the latest site investigations, but confirmed that this will be an essential part of the remediation strategy.</p>
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Topic: SAD, AAP and CIL – Tesco Brownhills Public Consultation		
Internal Attendance	Walsall Council Planning Officers: Sandy Urquhart (SU) – AM, Charis Blythe (CB) – AM, Neville Ball (NB) – PM, Liz Forster (LF) – PM Pete Attwell (PA)	
External Attendance	70 Members of the public	
Consultation Event Outside Tesco Brownhills, 12th April 2016		
Date	Details of engagement	Notes of Discussions
12/04/16	SAD consultation outside Tesco Brownhills, 10.00 a.m. 4.00 p.m., to promote the SAD, AAP and CIL Paper copies of the SAD, CIL and AAP plans were available on the stall, and leaflets giving details of consultation and how to make feedback were given out. At least two Council officers were available at all times during the morning (AM) and during the afternoon (PM) to answer questions, and advise the public on how to comment.	<p>Busy event: roughly 50 people between 10.00 a.m. and 1.00 p.m. and 20-25 in the afternoon. The main issue raised was about Ravenscourt, which is deteriorating (this is not covered by the SAD as it is in Brownhills District Centre). The Council is working with the owner to bring a scheme forward and hopefully there will be a planning application later this year. Another query related to the Rising Sun ex-pub. Otherwise the main issues raised were:</p> <p>(1) Several people complained that the Council does not care about Brownhills, allowing the market to close. However some other people thought that the Council had done a good job with the redevelopment of the housing at the south end of the High Street. There was also widespread support for maintaining the Green Belt and safeguarding the Walsall – Brownhills rail line so that rail services could be restored in the future.</p>

		<p>(2) Some people from Pelsall and Bloxwich use Brownhills District Centre. They approved of the intention to safeguard the Green Belt and protect existing open space in these areas.</p> <p>(3) Concern about issues caused by insufficient parking on new developments leading to residents cars being parked on the roads and on the car park for the shops.</p> <p>(4) Questions over what is going on in Shire Oak area and the Oak Park Sports Centre.</p> <p>(5) Several people mentioned the lack of a cinema in Brownhills which means there is nowhere to go for entertainment – some suggested one should be included in any proposals for Ravens Court, alongside a bowling alley.</p> <p>(6) Brownhills needs more facilities, including public toilets, and lower rents for shops to encourage a greater diversity of shops. Also the old railway line needs tidying up.</p> <p>(7) Resident near Open Space site OS3033 (Coppice Lane Wood) is concerned about flooding in the area, gardens are sinking into the woodland, dangerous trees and flytipping on the open space – need to pass concerns onto Clean and Green.</p> <p>(8) Complaint about bad tenants in WHG properties lower house prices in area and make it impossible to sell.</p>
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		<p>(9) Too many flats being built and not enough bungalows.</p> <p>(10) Need adaptable housing to allow stairlifts to be fitted</p> <p>(11) Need to lower shop rents to encourage more shops to be occupied</p> <p>(12) Keen to see railway line used as cycle path if railway is not to be re-opened for many years</p>
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Topic: SAD, AAP and CIL – Bloxwich Market Stall Public Consultation		
Internal Attendance	Walsall Council Planning Officers: Neville Ball (NB) – AM, Sandy Urquhart (SU) – AM, Charis Blythe (CB) – PM Liz Forster (LF) - PM	
External Attendance	Members of the public	
Bloxwich Market Stall Public Consultation 12th April 2016		
Date	Details of engagement	Notes of Discussions
12/04/16	<p>SAD consultation at Bloxwich Market 9.00 a.m. – 3.00 p.m., to promote the SAD, AAP and CIL</p> <p>Paper copies of the SAD, CIL and AAP plans were available on the stall, and leaflets giving details of consultation and how to make feedback were given out. Two Council officers were available at all times during the morning (AM) and during the afternoon (PM) to answer questions, and advise the public on how to comment.</p>	<p>Morning (AM)</p> <p>The market was rather quiet with only around 15 people discussing the Plans in the morning (though the adjacent stallholder commented to us that we had more visits than his stall). Issues raised related to the following:</p> <ul style="list-style-type: none"> (1) Concern about local authority cutbacks. (2) A question about G & T sites in the Coalpool area. However, satisfied that there were no further proposals being taken forward in that area & pleased that the Mill Lane proposal has been dropped. (3) Don't like the one-way system in Walsall Town Centre. (4) Wide support for Green Belt protection and open space protection.

		<p>(5) Bloxwich should be taken out of Walsall Council, as should Willenhall, Darlaston, Brownhills, Aldridge etc. It's been a disaster for these areas.</p> <p>(6) Queries about what is happening in the Beechdale area and the Station Street part of Walsall Town Centre.</p> <p>(7) Support for maintaining and protecting local town centre facilities in Bloxwich (one shopper came from Wednesfield to shop at the Wilko branch in Bloxwich).</p> <p>(8) Concern about Network Rail's perceived high-handed attitude – doing things and not consulting properly (eg over the proposed impact on traffic caused by the closure of the level crossing at Station Street & felling trees)</p> <p>Afternoon (PM)</p> <p>Afternoon saw about 13 people stopping to look at the maps, mostly with officers explaining the plans rather than people bringing up issues. The main issue raised was:</p> <p>(1) People expressed support for the work we were doing.</p>
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Topic: Brownhills, Pelsall, Rushall Area Panel Meeting, 13 th April 2016		
Internal Attendance	Sandy Urquhart , Charis Blythe	
External Attendance	Councillors Craddock, Worrall, Rattigan, Bennett, Douglas Birch, other reps from Pelsall Community Organisations	
Title of event or meeting:		
Date	Details of engagement	Notes of Discussions
12/04/16	This was an Area Panel meeting with the SAD/CIL/AAP on the agenda.	<p>SU gave a brief overview about the process and drew attention to the only change compared with the Preferred Option (i.e. the Highfield North Minerals allocation, which is based on the extant planning permission for fireclay extraction until 2042.</p> <p>Issues discussed were:</p> <ol style="list-style-type: none"> (1) The process – how will all reps be dealt with (Councillor Worrall). Will people be automatically be invite to speak at the examination? SU said that there was no automatic right to speak unless invited by the Inspector; therefore it is important to make your points in writing; if s/he considers that the issue is important enough to affect soundness of the plan, then it is likely that the relevant party making the rep will be invited to attend the discussion. (2) In response to question about CIL and S106 from Councillor Craddock, SU explained now S106 is changing and the role of CIL. (3) General approval for maintaining the Green Belt ,and for housing on brownfield land as a more effective and efficient use of land (4) Douglas Birch stated, in relation to the dormant permission at Brownhills Common, that other Councils in the north of England had been able to revoke the planning permission for coal extraction, and why hadn't this council done the

		<p>same. SU & CB stated that it was open for him to submit a rep with evidence in the consultation. (nb the Council has examined this issue and come to the conclusion that we still cannot revoke planning permission). A member of the public asked why Swanney’s Pool could be held as green belt in perpetuity – could this not be rolled out across the whole Green Belt. SU said that this sounds like a covenant on the land, related to the ownership of the land; sometimes the owner wants to develop in the Green Belt. It is important to understand that development can happen in the Green Belt; it’s just more restrictive than elsewhere. Green Belt boundaries can also be changed, but that the SAD was not proposing to do this, as we can supply all our needs without impinging on it.</p>
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Topic: SAD, AAP and CIL – Willenhall Market Stall Public Consultation		
Internal Attendance	Walsall Council Planning Officers: Neville Ball (NB) – AM, Liz Forster (LF) – AM, Charis Blythe (CB) - PM Dawn Sherwood (DS) - PM	
External Attendance	30 Members of the public	
Willenhall Market Stall Public Consultation 13 th April 2016		
Date	Details of Engagement	Notes of Discussions
13/04/16	<p>Consultation event at Willenhall Market stall 9.00 a.m. – 3.00 p.m. to promote the SAD, AAP and CIL.</p> <p>Paper copies of the SAD, CIL and AAP plans were available on the stall, and leaflets giving details of consultation and how to make feedback were given out.</p> <p>Two Council officers were available at all times during the morning (AM) and during the afternoon (PM) to answer questions, and advise the public on how to comment.</p>	<p>Morning (AM)</p> <p>Weather was sunny and dry. Market was busy. Spoke to about 12 people. Most people were asking questions about the consultation, where to find out more information, and what is proposed in the area where they live. The main issues raised by the public were as follows:</p> <ol style="list-style-type: none"> (1) Concerns about anti-social behaviour and lack of police in Walsall Town Centre – market trader commented it is the “worst town for crime in the area.” (2) Demand for more housing – HMO provider commented that there is a demand for more housing in Walsall including a big demand for HMOs for Amazon workers at Rugeley as they don’t want to live in Rugeley or Cannock.

		<p>(3) Queried prospects for potential housing sites in Walsall Town Centre, especially Station Street (Boak and Parkes)</p> <p>(4) Allotment holder (Moorside Gardens) welcomed support for protection of open spaces and allotments. Pleased to discover that part of site is SINC as this protects it from encroachment by the nearby scrap yard.</p> <p>(5) Query about future proposals for John Hill scrap yard - question why owner has developed a new café, suggested it may become a 'truck stop.'</p> <p>(6) Person interested in setting up football club on old Darlaston FC site in Waverley Road. Had heard rumours that site was to be sold for development but welcomed its retention as open space.</p> <p>(7) Concerns about Providence Chapel – overlooking issues from neighbours, management issues (concerned it might be HMO run by J9).</p> <p>Afternoon (PM)</p> <p>Weather continued sunny and dry. Market still busy but became less so as the afternoon wore on. Spoke to about 20 people. Most people were asking questions about the consultation, where to find out more information, and what is proposed in the area where they live. The main issues raised by the public were as follows:</p>
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		<p>(1) Concerns about Willenhall District Centre - need Action Plan to encourage more investment, need to tackle rubbish and improve management of the centre. It was explained that the</p> <p>(2) Concerns about lack of investment in Willenhall generally, perception that all the attention and funding is being directed to Walsall Town Centre.</p> <p>(3) Support for protection of open spaces.</p>
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Topic: SAD, AAP and CIL – Aldridge Shopping Centre Public Consultation		
Internal Attendance	Walsall Council Planning Officers: Dawn Sherwood (DS) – AM, Sandy Urquhart (SU) - AM Pete Attwell (PA) – PM, Liz Forster (LF) – PM	
External Attendance	Members of the public	
Aldridge Shopping Centre Public Consultation 15th April 2016		
Date	Details of Engagement	Notes of Discussions
15/04/16	<p>Consultation event in Aldridge Shopping Centre 9.30 a.m. – 3.00 p.m. to promote the SAD, AAP & CIL.</p> <p>Paper copies of the SAD, CIL and AAP plans were available on the stall, and leaflets giving details of consultation and how to make feedback were given out. Two Council officers were available at all times during the morning (AM) and during the afternoon (PM) to answer questions, and advise the public on how to comment.</p>	<p>Morning (AM)</p> <p>Weather cold but centre very busy, spoke to around 40 people between 9.30 a.m. and 12.30 p.m. Generally a very positive response to the plans.</p> <p>Main issues raised:</p> <ul style="list-style-type: none"> (1) Overwhelming support for retention of Green Belt boundary without any change in the SAD, though most people acknowledged that the Green Belt could be reviewed in future. One person, while supporting Green Belt retention, said that if necessary revisions could be made as long as affordable housing was developed, as housing affordability for the younger generation was a big issue.

		<p>(2) Support for no change to Green Belt boundaries around Oakwood Close (I & O Choices Sites), Walsall Wood.</p> <p>(3) One couple objected to proposal to make the gypsy and traveller site at Gould Firm Lane permanent/ unrestricted.</p> <p>(4) Two people asked about the proposals at Branton Hill Lane – there was support for the new quarry access road as this will divert any future quarry traffic away from people living in Branton Hill Lane. It was noted that the construction of the houses at Bourne Farm has started, even though the quarry/ recycling site has not resumed operation and the new quarry access road is not yet in use.</p> <p>(5) Toilets needed in Aldridge District Centre.</p> <p>(6) Several people asked about progress with enforcement of the Hawthorns development on the edge of the District Centre (unauthorized conversion of nursing home to flats).</p> <p>(7) Bus routes through Pelsall/ Shelfield – the No 89 bus goes along unsuitable residential routes, to avoid this it should be re-routed along Mill Road.</p> <p>Afternoon (PM)</p>
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		<p>Afternoon still cold, but not so wet, lots of people were still stopping to read the banner although not so many talking to us as in the morning – spoke to about 20 people, including Cllr K Sears. Main issues raised:</p> <ul style="list-style-type: none"> (1) Support for safeguarding Green Belt – mentioned by 8 people. (2) Daw End School site (HO128) – concerns over number of houses suggested in SAD; lack of consultation on the site (local residents assuming there is a planning application in place for it). (3) Asking what the plans for Rushall Mews are (4) Opposition to the Hawthorns development (unauthorized conversion of nursing home to flats) (5) Agricultural land. (6) Concerns about development in the Green Belt, especially with reference to the houses being built at the garden centre. (7) Questions about what is happening with the Aldridge Railway Station allocation. (8) Support for AAP as Walsall Town Centre needs rebuilding – comments from a business owner. (9) Questions on what the garden towns/ Garden City is about
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		<p>(10) Concern that a tractor has been driven down the carriage way at Merrion’s Wood in the Great Barr Hall Park.</p> <p>(11) Fly-tipping at Myott Avenue.</p>
Topic: SAD, AAP and CIL – Walsall Market Stall Public Consultation		
Internal Attendance	<p>Walsall Council Planning Officers: Sandy Urquhart (SU) – AM, Pete Attwell (PA) – AM, Charis Blythe (CB) – AM Alix Jackson (AJ) – PM, Liz Forster (LF) – PM, Dawn Sherwood (DS) - PM</p>	
External Attendance	<p>40 Members of the public</p>	
Walsall Town Centre – Walsall Market Stall Public Consultation 19th April 2016		
Date	Details of Engagement	Notes of Discussions
19/04/16	<p>SAD consultation at Walsall Market 9.00 a.m. – 3.00 p.m. to publicise the SAD, AAP and CIL.</p> <p>Paper copies of the SAD, CIL and AAP plans were available on the stall, and leaflets giving details of consultation and how to make feedback were given out. Three Council officers were available at all times during the morning (AM) and during the afternoon (PM) to answer questions and advise the public on how to comment.</p>	<p>Morning (AM)</p> <p>Weather was sunny but cold in the shade, stall was also at an angle to where people were walking, making it more difficult to attract attention despite the prominence of the banner. We spoke to around 20 people in the morning and the following issues were raised:</p> <p>(1) Hawthorns, Aldridge - queries about enforcement situation.</p> <p>(2) Objection to Green Belt development in the Mellish Rd/ Aldridge Rd area.</p>

		<p>(3) Queries about what is happening in the Beechdale area.</p> <p>(4) Concerns about ‘undersirables’ in the Town Centre – spoil it for other people and can deter investment.</p> <p>(5) Compliments from people about the high quality mapping, especially showing where listed buildings were (also from the Aldridge stall).</p> <p>(6) Some complaints about how the Council manages the Town Centre and its decline.</p> <p>(7) Support for improvements to public transport.</p> <p>(8) Support for encouraging further leisure uses in the Town Centre.</p> <p>Afternoon (PM)</p> <p>Weather conditions were similar in the afternoon, and it was quite windy at times, although it was generally sunnier. We spoke to about 18 people about various issues. Many people were asking questions about the proposals for development in the Town Centre or their local area, rather than commenting, and most of those that did comment were generally positive. The main comments were:</p> <p>(1) Several people asked about what was happening at Digbeth/ Lower Hall Lane where buildings are being demolished, there was concern</p>
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		<p>that even if new shops are built they may not be occupied in the current economic conditions.</p> <p>(2) Two people asked about the future of the Shannon’s Mill site, one person felt it might be suitable for housing if there was no interest in shopping/ leisure uses.</p> <p>(3) One person expressed concerns about litter and fly tipping in Caldmore – felt conditions had deteriorated, the Council is cleaning the streets less frequently.</p> <p>(4) General support for protection of the Green Belt and open spaces in the borough, although one person felt there were not enough open spaces in the Town Centre and asked if some sites identified for development could be used as open spaces instead.</p> <p>(5) One resident and one visitor (from Longbridge) said they liked the Town Centre, visitor said they liked the range of shops, the market and Art Gallery.</p> <p>(6) One resident said they like the environment in the area where they live (Delves).</p> <p>(7) Some people had questions about the proposals to increase parking in the Town Centre.</p>
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Topic: SAD, AAP and CIL – Saddlers Centre Public Consultation		
Internal Attendance	Walsall Council Planning Officers: Thursday 20 April: Pete Attwell (PA) – AM, Sandy Urquhart (SU) – AM, Liz Forster (LF) – AM Alix Jackson (AJ) – AM, Charis Blythe (CB) – PM, Dawn Sherwood (DS) - PM Friday 21 April: Charis Blythe (CB) – AM, Liz Forster (LF) – AM, Sandy Urquhart (SU) - AM Neville Ball (NB) – PM, Dawn Sherwood (DS) - PM	
External Attendance	Members of the public	
Walsall Town Centre – Saddlers Centre Public Consultation 20th and 21st April 2016		
Date	Details of Engagement	Notes of Discussions
20/04/16 and 21/04/16	Consultation event in Saddlers Centre, Walsall Town Centre (display stand near entrance off Bradford Place) 8.30 a.m. – 4.00 p.m. to promote the SAD, AAP and CIL. Paper copies of the SAD, CIL and AAP plans were available on the stand, and leaflets giving details of consultation and how to make feedback were given out. On each	Thursday 20 April Morning (AM) Centre was fairly quiet at first but became busier towards lunchtime, although foot-fall tended to ebb and flow. We spoke to about 25 people between 8.30 and 13.00. One person said they had already submitted an objection. The following comments were made on Walsall Town Centre: (1) Town Centre Environment – one person felt that the Council should aspire for the Town Centre to be more like Manchester by encouraging good quality

	<p>day, two Council officers were available at all times to answer questions and advise the public on how to comment.</p>	<p>architecture/ refurbishment of existing good quality buildings, there were also complaints about litter in Park Street.</p> <p>(2) Employment - one person commented on the need for more shops and more jobs in the Town Centre.</p> <p>(3) Bus Station – there were several comments that St. Paul’s Bus Station is too small/ too congested and should be knocked down/ relocated, old bus station worked better, one person suggested buses could stop on Lower Bridge Street (where the taxi rank is currently located) instead. Some people asked about proposal to expand Bradford Place bus interchange onto part of Jerome Retail Park (Site TC18).</p> <p>(4) Car Parking – one person felt strongly that the disabled spaces on Lower Hall Lane car park should be retained as this is the best location for disabled spaces in terms of accessing the town.</p> <p>(5) Town Centre Market – there was support for retention of the Market, although one person felt that the Market had ‘lost its soul’ and does not have the same atmosphere that it used to, it needs to attract new traders with better products and better attitudes, litter was also a concern.</p> <p>(6) Old Square – there was concern about the empty shops in the centre, there is a need for new shops.</p> <p>The following comments were made on Walsall generally:</p>
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		<p>(1) Green Belt – there was support for protection of Green Belt and open space and focusing development on previously developed land, one person was aware of potential pressure for housing in Walsall to meet the needs of Birmingham.</p> <p>(2) Housing – there was general interest in new housing development in Walsall.</p> <p>(3) Employment – one person commented that there is a need for more jobs for people with special needs.</p> <p>(4) Waste – there was concern about fly-tipping (though no specific location was mentioned).</p> <p>Afternoon (PM)</p> <p>Centre generally busy at first, steady stream of people passing the stand, but not many stopped to look at banner. Foot-flow tailed off during the course of the afternoon although at times there were ‘waves’ when more people came through. We spoke to around 15 people between 13.00 and 16.00 and gave away quite a few leaflets to people who did not stop to talk. The following comments were made on Walsall Town Centre:</p> <p>(1) Town Centre Environment – two people were critical about the Town Centre, said it was dirty/ too much litter and this was discouraging people from visiting, one person commented that ‘chuggers’ are a problem.</p> <p>(2) Bus Station – there were several comments that St. Paul’s Bus Station is too small and should be relocated to a bigger site, one person suggested it should go to area around Littleton Street/ Wisemore, although there was support for proposal to expand Bradford Place bus interchange onto part of Jerome Retail Park (Site TC18).</p>
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		<p>(3) Metro - one person felt that the AAP should consider feasibility of linking the Town Centre by Metro, particularly from Dudley, as road connections between Dudley and Walsall are poor and bus service is very slow.</p> <p>(4) Digbeth/ Lower Hall Lane – two people asked about what was happening on this site and what would be built.</p> <p>(5) Waterfront / Canal – mixed views, one person said they were very happy with the development along the canal and the new cinema, but one resident was critical of the environment and concerned about the security of the new residential development and the uncertainty over what would be developed on the vacant sites, also felt that new canal bridge would be detrimental to security of residents by encouraging more people to visit the area.</p> <p>(6) Several people asked about the timescale for the new developments proposed in the Town Centre.</p> <p>The following comments were made on Walsall generally:</p> <p>(5) Green Belt - three people said they supported protection of Green Belt and open space.</p> <p>(6) Housing – some people commented on the need for more affordable and special needs housing and asked about the mix/ tenure of housing likely to be developed on the housing sites identified in the SAD.</p>
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		<p>(7) Darlaston - one person was concerned about the congestion and air pollution in the M6 corridor, and was sceptical that the DSDA Access Improvements and J10 Improvements would solve the problems or improve access to the employment areas.</p> <p>(8) Birchills – one person commented that more housing was needed in the Birchills area, particularly ground floor flats suitable for the needs of disabled people.</p> <p>Friday 22 April</p> <p>Morning (AM)</p> <p>Centre was very busy and we spoke to around 50 people between 08.30 and 13.00. The following comments were made on Walsall Town Centre:</p> <ul style="list-style-type: none"> (1) The state of Walsall Town Centre regarding litter and also in Chuckery – this isn’t being cleaned enough. (2) Comments on the difficulties of sustaining retail uses in the Town Centre (empty shops). (3) Support for the strategy regarding the Social Enterprise Hub (Vine Trust employee). <p>The following comments were made on Walsall generally:</p> <ul style="list-style-type: none"> (1) Green Belt – there was strong support for retaining/ protecting Green Belt and for using brownfield land for housing, as this fits with local facilities and not wasteful.
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		<p>(2) Employment - support for provision of industry in M6 J10 area. Need to bring it forward as quickly as possible because of the need for jobs for local residents in this area, Walsall has high unemployment.</p> <p>(3) Renewable Energy - opposition to solar panels in the Green Belt.</p> <p>(4) Cycleways/ Greenways – good idea, need to connect North Walsall with Arboretum – but recognise that it’s a step by step process and difficult to achieve in this area due to road network.</p> <p>(5) Former Walsall – Brownhills Railway Line - support for bringing trains back on Walsall – Brownhills Route, and for protecting the rail alignment to that end.</p> <p>(6) M6 J10 Improvements – agree with need to provide more capacity, need to know when works will be taking place (local resident on Alumwell Estate), so that disruption is minimised.</p> <p>(7) Great Barr Hall - member of action group concerned about recent publicity regarding enabling development (Article by Valerie Vaz MP in Walsall Advertiser, 21.04.16 and information circulated by action group). Understood the difference between planning application and SAD proposals. Advised us that the publicity material circulated included a photocopy of the first part of SAD Policy EN7 only, and had not realised there was more over the page – was shown the rest of the policy to restrict enabling development, which officers consider is actually stronger than the existing UDP (though of course the application is likely to be decided under existing policy).</p>
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		<p>(8) Hayley Street (Willenhall?) – Council land, in disrepair, member of public asked what is going on.</p> <p>(9) New Invention Methodist Chapel – one person requested information about what was happening with this site and was advised it is allocated for housing.</p> <p>Afternoon (PM)</p> <p>Centre was less busy in the afternoon, and fewer people were stopping to look at the banner. We spoke to around 15 people between 13.00 and 16.00. Most of the people who stopped were asking questions about the proposals for the Town Centre or their local area, rather than commenting on the proposals. Several people were interested in the proposals for the Town Centre, and they were encouraged to comment once they had had chance to look at the AAP online. The following comments were made on Walsall Town Centre:</p> <p>(1) Town Centre Environment – several people commented that the centre was dirty and that litter is not being cleared up often enough, there were too many ‘undesirables’ congregating in the main streets, some also commented on the decline of the centre/ quality of the shops compared to Birmingham and West Bromwich.</p> <p>(2) Pedestrianisation – one person was concerned about proposals to pedestrianise area at top of Park Street near Art Gallery, because it will affect traffic flow.</p>
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		<p>(3) Waterfront – one person said she liked the development in the Waterfront area and the new cinema.</p> <p>(4) Investment Opportunities – one person was looking for a new shop unit and was interested in the potential investment opportunities identified in the AAP, he was advised to contact us for further advice on the opportunities available in the Town Centre.</p> <p>The following comments were made on Walsall generally:</p> <p>(1) Green Belt - there was strong support from several people for retaining/ protecting Green Belt and open space.</p> <p>(2) Housing – a business owner with business premises in Darlaston and Leamore felt that there was a need for more housing in the borough which is accessible to industrial areas, to ensure that the workforce needed by local businesses can remain within the borough, he felt that although there are no Green Belt releases planned now, it is likely to be necessary in the future as otherwise it may not be possible to provide enough homes.</p> <p>(3) Employment – another business owner with a business at Premier Business Park supported the retention of industrial land and identification of new employment opportunities, and said there is a need to make sure there is enough land for existing businesses to expand, he said he was proposing to expand his business and was having difficulty identifying a suitable site. He was advised to contact Business Support for help in identifying a site.</p> <p>(4) Education – a resident from Aldridge asked about whether any new schools were planned in the Aldridge area and whether CIL could be used to fund the</p>
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		<p>development of new schools. It was explained that the SAD does not identify any land for new schools as no proposals have been put forward for them, and that the Council now has no control over future school provision, in the light of current/ proposed government policy.</p> <p>(5) Affordable Housing – a young person with learning difficulties who volunteers to maintain and clear litter from open spaces in Goscote was complementary about the quality of the open space in this area, but felt that there should be more development of good quality social housing which is accessible to open spaces, parks, canals, and leisure facilities, and is also accessible to public transport networks.</p> <p>(6) Housing Renewal – a couple were asking whether there were any plans to renovate the blocks of flats in Leamore, they commented that flats in Wolverhampton had been significantly improved and felt that the environment would be enhanced if the ones in Walsall were refurbished in a similar way. They were advised to contact WHG to find out whether this is planned.</p> <p>(7) Rail Link to Wolverhampton – young person who commented about affordable housing also felt that the rail link to Wolverhampton should be re-instated if possible to provide links to wider area such as Shropshire.</p> <p>(8) Residential Environment – resident from Park Hall and resident from Aldridge complained about the number of large scale residential extensions being built in their area, including some which had involved loss of protected trees, they felt it was detrimental to the character of the area and were also unsure whether they all had planning permission. They were advised to contact the Council to check if planning permission had been obtained, and it was explained to them that there</p>
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		<p>are existing local plan policies on design and a design guide (Designing Walsall SPD) which developers – including householders - are expected to have regard to.</p> <p>(9) Children’s Play Areas – one resident from Coalpool commented that the open spaces in the area do not have any children’s play facilities, there used to be facilities but they were removed some time ago, this means parents now have to take their children some distance to the nearest facilities. It was explained that the SAD is proposing to protect the open space in this area, but does not specify where children’s play facilities should go – she was advised to contact Clean & Green Services about this.</p> <p>(10) Great Barr Hall – one person was concerned about the proposals for Great Barr Park (information had been circulated to them by action group), it was explained to them that the information circulated did not include the full text of SAD Policy EN7 and they were advised to read the whole of the policy (SAD available online) before submitting any comments.</p>
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Topic: Representations by the Canal & River Trust on the Pre-Submission Modifications for Walsall’s SAD, AAP and CIL		
Internal Attendance	Mike Smith (MS) – Planning Policy Manager	
External Attendance	Anne Denby – Area Planner Canal & River Trust Ailith Rutt.- Canal & River Trust	
Title of event or meeting: Canal & River Trust Meeting		
Date	Details of engagement	Notes of Discussions
3 rd March 2017	<p>The C&RT made representations (19th December 2016) in response to the consultations on the Pre-Submission Modifications for Walsall’s SAD, TCAAP and CIL.</p> <p>CIL – Proposed wording to include towpath improvements and management / maintenance in respect of the potential use of s106 obligations. The Trust would also wish to engage further with the LPA to understand the delivery of projects.</p> <p>TCAAP – Plan appears to include previous proposals. Seek management and maintenance for landscaping in canal corridors (MMAAP4), plus definition of “<i>canalside communities</i>” (MMAAP14).</p> <p>SAD – Seek additional wording to recognize the cultural, heritage and ecological roles of Greenways such as the canal network (MM17). - Earlier comments have been taken on board, but the policy (EN4) in respect of the Hatherton Canal restoration and potential impacts on the Cannock Extension Canal SAC seems to go further than the policies of other authorities including in respect of boat movements (MM26). Wish to confirm the policy requirements are justified and would like discussion with the LPA and Natural England.</p> <p>Representatives of the Trust were coming to meet the Council’s Development Management Manager and it was agreed they should meet the Planning Policy Manager.</p>	<p>MS ran through the emerging Responses to the representations that were in the process of being drafted for Cabinet (15th March).</p> <p>CIL –The response was that officers were minded to agree with the representation made. However, it was being recommended that the Council should suspend work on CIL pending the national review announced in the Housing White Paper.</p> <p>TC AAP – The response was that a Further proposed Modification should be put forward to respond positively to the point about the management of canalside landscaping (MM4). However, it was not considered necessary to include a definition of “<i>canalside communities</i>”, a term that had been used in the AAP before the Modification was proposed (MM14).</p> <p>SAD – In respect of MM17 it was agreed that a positive amendment to the supporting text would be acceptable as this would better reflect the implications on the Proposed Modification to the Policy.</p>

		<p>The main discussion was in respect of MM26 to Policy EN4. MS explained that Walsall's Sad was further advanced and more detailed than nearby authorities' plans, so there was a need to provide sufficient detail in respect of the safeguarding of the a route for the Hatherton Canal restoration and the potential impacts on the Cannock Extension Canal SAC.</p> <p>MS explained that the main impacts from the canal restoration were likely to be in respect of water supply (as a water supply had still not been secured for the restoration and boat traffic.</p> <p>The situation in respect of the latter could be compared with that in respect of Ashdown Forest SPA / SAC, where car traffic was having a significant effect and the planning authorities were required to control developments that gave rise to that traffic.</p> <p>MS also explained that Regulation 61 of the 'Habitats Regulations' required the assessment of "<i>in combination</i>" effects. In Walsall there was a dormant but still extant minerals permission at Brownhills Common and a mineral resource for fireclay (scarce nationally) had been identified at York's Bridge. The Modification (MMSAD46) in</p>
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		<p>respect of the approach to the minerals resources had been supported by Natural England.</p> <p>The Council had sent Natural England copies of all of the representations on Habitats Regulations issues raised by Policy EN4 and the Proposed Modifications.</p> <p>It was agreed that MS should keep the Trust advised on the progress of the SAD and the AAP. He also advised that he would provide details of a relevant Court case in respect of Ashdown Forest.</p> <p>MS emailed the Trust on 24th April 2017. See Attached.</p>
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From: Mike Smith (Strategic Planning)

Sent: 24 April 2017 19:37

To: 'Anne.Denby@canalrivertrust.org.uk' <Anne.Denby@canalrivertrust.org.uk>

Subject: Walsall Site Allocation Document

Dear Anne,

I am writing further to you and your colleague coming to Walsall on 3rd March.

At that meeting we discussed the Canal & River Trust's representations on Walsall's Pre-Submission Modifications on its Sad and AAP and most specifically in relation to SAD Policy EN4, the proposal for the restoration of the Hatherton Canal and the approach to the requirements of the Habitats Regulations.

I showed you a copy of officers' summary of your representation and the draft response. Now I have extracted a copy from our schedule and this is attached.

One of the main reasons for doing this is that the format of the published schedule did not enable me to provide the reference to the Court case I referred to in respect of developments that might generate more traffic on public roads (a situation I considered to be analogous to that relating to boat traffic on the canal network). This was Wealden District Council v Secretary of State for Communities and Local Government & Anor [2016] EWHC 247 (Admin) (17 February 2016) [http://www.bailii.org/cgi-bin/markup.cgi?doc=/ew/cases/EWHC/Admin/2016/247.html&query=title+\(+wealden+\)&method=boolean](http://www.bailii.org/cgi-bin/markup.cgi?doc=/ew/cases/EWHC/Admin/2016/247.html&query=title+(+wealden+)&method=boolean).

More recently and as reported in the 'Planning Resource', Wealden District Council has gone so far as to declare a moratorium on all development that might generate traffic that could lead to a significant effect on Ashdown Forest http://www.planningresource.co.uk/article/1430589/council-puts-district-wide-block-traffic-generating-proposals?bulletin=planning-daily&utm_medium=EMAIL&utm_campaign=eNews%20Bulletin&utm_source=20170418&utm_content=www_planningresource_co_uk_art. I am not sure whether such a radical step represents v strong support for the Regulations or might be to show how onerous they are. I would not want to think we would get into any such situation in the West Midlands.

The second reason I thought our discussion was useful was that enabled me to explain that Habitats Regulations require the assessment of 'in combination' effects and in the northern part of Walsall we have a dormant minerals permission at Brownhills Common and a fireclay resource has been identified at Yorks Bridge close to the canal. In the circumstances we cannot avoid the in combination issues but hopefully if / when they come to be assessed we will be clearer as to the potential form and implications of any particular proposal(s).

Your representation and the response on behalf of the Council were reported (along with all the others) to Cabinet on 15th March: <https://cmispublic.walsall.gov.uk/cmisis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2343/Committee/328/Default.aspx>.

See Item 9 – the Representations and Responses on the SAD are at Appendix Ai. See especially MM24, 26, 27 and 46 - pp19-30 of the Appendix – in respect of the Hatherton & Cannock Extension Canal issues.

More recently, the Council has agreed to submit the SAD and the AAP to the Secretary of State. See Council 10th April, Item 12: <https://cmispublic.walsall.gov.uk/cmisis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2335/Committee/327/Default.aspx>.

When we do submit we will be in contact with you and the other interested parties. In the meantime, I hope this is useful.

Regards,

Mike Smith
Planning Policy Manager
Regeneration and Development
Economy & Environment Directorate
Walsall Council
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Appendix 2: Publication Stage Consultation Material

- 1. Notification of the Consultation**
- 2. Statement of Representation Procedure**
- 3. Response Form**
- 4. Consultation Launch Press Release**
- 5. Consultation Leaflet**
- 6. Gypsy and Travellers Questions and Answer Sheet**
- 7. Acknowledgment of Consultation Representation**

1) Notifications of the Consultation

Dear Sir / Madam,

Planning 2026: Have Your Say

Walsall Council is working on important plans that will shape the future of Walsall. We are seeking your comments on the third stage of consultation - called 'Publication' - that runs for 8 weeks, **starting on Monday 7th March 2016 and ending on Tuesday 3rd May 2016**. You have been contacted because you have previously registered your interest with us or you are likely to have a potential interest in the plans. If you do not wish to be contacted about these plans in the future please tell us using the contact details below.

What Are The Plans?

Walsall Site Allocation Document

The Site Allocation Document shows sites which the Council proposes to allocate for homes for our communities, for employment and other land uses such public open spaces. It also shows areas and uses that should be protected, including the Green Belt. The Site Allocation Document will cover the whole of the borough except for the town and district centres.

Walsall Town Centre Area Action Plan

The Walsall Town Centre Area Action Plan shows sites which the Council proposes to allocate in the Town Centre for new shops, leisure facilities, and offices, as well as improvements to other aspects including transport, design and the environment.

Community Infrastructure Levy (CIL)

We are consulting on a 'Draft Charging Schedule' for the Community Infrastructure Levy, a tariff based system to enable funds to be received from new development and re-invested into borough infrastructure such as open space, health, education and transport.

What is the Publication Stage?

The Publication Draft Plans are the final versions of the plans that we intend (subject to approval by the Council) to submit for examination by an inspector appointed by the Secretary of State. They incorporate changes made since the 'Preferred Options' version, which are intended to address the representations made by the public, statutory bodies and other organisations in response to the consultation that took place in Autumn 2015. The Council is now publishing the plans in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

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

All consultation documents are available to view and download online at www.walsall.gov.uk/planning_2026 and paper copies of the main documents will be available to view in your local library and at the First Stop Shop in Walsall Civic Centre, Darwall Street. In order for the Council to formally take into account your views they must be submitted in writing and forms will be available for you to give us your comments.

You can also come and talk to us at a number of events throughout the consultation period, including at our main event on Thursday 7th April 2016 between 1pm and 7pm at the Council House.

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

As this is “Publication” stage, it would strengthen your representations if they are made on the grounds of whether you think the plan is “sound”. This raises key questions about the plans:

- **Positively prepared** – does the plan allocate enough land to meet all needs for the various uses where it is reasonable to do so and consistent with placing development in the right locations?
- **Justified** – is the plan the most appropriate strategy when considered against reasonable alternatives?
- **Effective** – can the proposals in the plan be delivered over its period? and
- **Consistent with national policy** – is the plan in accordance with national policies?

Representations may be accompanied by a request to be notified at a specified address of the following.

- The submission of the Plans for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.
- The publication of the recommendations of the person appointed to carry out the independent examination.
- The adoption of the Plans.

Contact Walsall Council’s Planning Policy Team

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

Email: planningpolicy@walsall.gov.uk

Telephone: 01922 658020

Kind Regards,



2) Statement of Representation Procedure

Planning and Compulsory Purchase Act 2004 The Town and Country Planning (Local Planning) (England) Regulations 2012

Statement of Representations Procedure

Walsall Council

Title of Document: Walsall Site Allocation Document – Publication version

Subject Matter: Walsall Site Allocation Document allocates sites for development and protection, guiding future planning decisions up to 2026. The Site Allocation Document, when adopted, will form part of the Local Plan for Walsall.

Area Covered: The plan covers the whole of the borough except Walsall Town Centre and the District Centres of Aldridge, Brownhills, Bloxwich, Willenhall and Darlaston.

Publication Period: Monday 7th March 2016 until 5pm on Tuesday 3rd May 2016.

All representations on the document must be **received by the Council no later than 5pm on Tuesday 3rd May 2016.**

Representations: Representations may be made in writing by the following ways:

By email to: planningpolicy@walsall.gov.uk

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

Representation Forms are available online at www.walsall.gov.uk//planning_2026.htm

Walsall Council has produced the publication version of Walsall Site Allocation Document and proposes to submit this version of the Plan to the Secretary of State. The Council is now publishing this version of the Plan in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

Request to be notified:

Representations may be accompanied by a request to be notified at a specified address of the following.

- The submission of the Walsall Site Allocation Document for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.
- The publication of the recommendations of the person appointed to carry out the independent examination.
- The adoption of Walsall Site Allocation Document.

Location of Documents for Inspection: During the publication period (Monday 7th March 2016 until 5pm on Tuesday 3rd May 2016) Walsall Site Allocation Document and all other documents that

the Council is required to publish can be viewed on the Council's website at www.walsall.gov.uk//planning_2026.htm.

Hard copies are available for inspection at the following locations and at the times indicated:

- The First Stop Shop, Walsall Council, Civic Centre, Darwall Street, Walsall, WS1 1EU
(08.45 to 17.15 Mon – Thurs and 08.45 to 16.45 Fri)
- Walsall Central Library, Lichfield Street, Walsall, WS1 1TR
(08.30 to 18.00 Mon – Fri, 08.30 to 17.00 Sat and 13.00 to 16.00 Sun)

Hard copies are also available at the local libraries (see <http://lovelibrarieswalsall.co.uk/> for opening times)

- Aldridge Library Rookery Lane, Aldridge, Walsall, WS9 8NP
- Beechdale Library Beechdale Centre, Stephenson Square, Walsall, WS2 7DX
- Blakenall Library Blakenall Village Centre, Thames Road, Blakenall, WS3 1LZ
- Bloxwich Library Elmore Row, Bloxwich, Walsall, WS3 2HR
- Brownhills Library Park View Centre, Chester Road North, Brownhills, WS8 7JB
- Darlaston Library 1 King Street, Darlaston, , WS10 8DE
- New Invention Library 28 The Square, Lichfield Road, New Invention, Willenhall, WV12 5EA
- Pelsall Library Pelsall Village Centre, High Street, Pelsall, WS3 4LX
- Pheasey Library Collingwood Centre, Pheasey, Great Barr, B43 7NE
- Pleck Library Darlaston Road, Pleck, Walsall, WS2 9RE
- Rushall Library Pelsall Lane, Rushall, Walsall, WS4 1NL
- South Walsall Library West Bromwich Road, South Walsall, Walsall, WS5 4NW
- Streetly Library Blackwood Road, Streetly, Walsall, B74 3PL
- Walsall Wood Library Coppice Road, Walsall Wood, Walsall, WS9 9BL
- Willenhall Library Walsall Street, Willenhall, Walsall, WV13 2EX

If you wish to speak to a member of the Planning Policy team please contact us on email planningpolicy@walsall.gov.uk or phone: 01922 658020.

Simon Neilson
Executive Director
Economy and Environment

3) Response Form Example

Walsall Site Allocation Document

Response Form

This form is to help you to comment on Walsall Site Allocation Document, and on any other relevant published supporting documents or evidence. These are available on our website at: www.walsall.gov.uk/planning_2026

How to complete this form: At this “Publication” stage, it would strengthen your representations if they are made on the grounds of whether you think the plan is “sound”. This raises key questions about the plan.

- Positively prepared – does the plan allocate enough land to meet all needs for the various uses where it is reasonable to do so and consistent with placing development in the right locations?
- Justified – is the plan the most appropriate strategy when considered against reasonable alternatives?
- Effective – can the proposals in the plan be delivered over its period? and
- Consistent with national policy – is the plan in accordance with national policies?

Where possible please submit evidence to support your views. Any supporting evidence can be attached to this form or submitted as a separate document.

It would also make your comments more effective if you provide suggestions for modifications to the plan and a separate box has been provided in this response form to capture these.

How to submit your comments: Please complete this form and return to the Planning Policy Team by the **3rd May 2016**. Any comments received beyond this date might not be taken into account. This form and any other documents you might wish to provide can be sent by email to planningpolicy@walsall.gov.uk or by post to:

Planning Policy Team

Regeneration and Development

Walsall Council

Civic Centre

Darwall Street

Walsall, WS1 1DG

If you require this form in an alternative format please contact Planning Policy on 01922 658020 or planningpolicy@walsall.gov.uk

Please provide your contact details. Unless you request otherwise your name (and business/who you are representing) and comments will be published as part of the consultation process. However your address and contact details will not be made publicly available or shared with anyone else and will be protected.

Contact Details

First Name:**Surname:****Organisation / Company Name:****Address:****Postcode:****Email Address:****Phone Number:****Unique ID (where one has previously been provided):**

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

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

Land & Property Agent or Surveyor		Duty to co-operate	
Community or other Organisation		Other (please specify in space below)	

Comments

Please state clearly the document you are commenting on and include policy reference, site references and chapter titles where relevant.

Document and reference(s) page / policy / paragraph
Do you support or object to the plan?
If you object, on which test(s) of soundness do you base your objections? (positively prepared, justified, effective and/or consistent with national policy)
Comments (continue on a separate sheet if necessary)

Suggested Modifications

Please state clearly which policy you are proposing modifications to and the changes you would like to see.

Document and reference(s) page / policy / paragraph
Suggested Modifications (continue on a separate sheet if necessary)

--

Request to be notified

As part of the publication consultation you can a request to be notified of the next stages in the process. If you would like to be kept informed please select the relevant stages below:

Stage	Please place an X in the relevant box(s)
The submission of the Walsall Site Allocation Document for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.	
The publication of the recommendations of the person appointed to carry out the independent examination.	
The adoption of Walsall Site Allocation Document.	

About you

It would help us if you could please provide a few details about yourself. The following questions are voluntary and the information is only used internally to help us shape our consultation processes.

1. How old are you in years?
Prefer not to say
2. Do you consider yourself to be disabled as set out under the Equality Act 2010?
(Please tick one only)
Yes
No
Prefer not to say

3. What is your ethnic group? (Please tick one only)
 - White British
 - White Other
 - Mixed or multiple groups
 - Asian or Asian British
 - Black, African, Caribbean
or Black British
 - Prefer not to say
 - Other ethnic group (Please state).....

4. What is your sex? (Please tick one only)
 - Male
 - Female
 - Prefer not to say

4) Consultation Launch Press Release

Public invited to have their say on final planning documents

Planning bosses in Walsall are urging businesses and residents to have their say in the third stage of its consultation for the Site Allocation Document, Town Centre Area Action Plan and Community Infrastructure Levy.

These key documents form the basis of where homes will be built, jobs created and the environment protected across the borough, and how the Walsall town centre will develop over the next 10 years.

This third stage of consultation is known as the 'publication stage' and are the final versions of the Document that the council intends to submit for examination by a Planning Inspector appointed by the Secretary of State. The plans look to address comments and views received from members of the public and organisations in response to the 'preferred options' consultation from last Autumn.

One of the key changes in this latest document refers to the reduced number of pitches required for Gypsies and Travellers. Suggestions made at earlier stages in the consultation process called for a reduction in the number of potential sites that were identified and revisions have been made. The projected decrease in the number of pitches required for the next ten years and the proposed sites reflects the comments from residents.

The 8 week consultation began on Monday 7 March and concludes on Tuesday 3 May.

A consultation event will be held at Walsall's Council House, Lichfield Street on Thursday 7 April 2016 between 1pm and 7pm where people can attend and ask questions. More events will be arranged throughout the borough and details will be available on www.walsall.gov.uk.

To have your say online and view the consultation documents go to www.walsall.gov.uk/planning_2026, read the blog at www.walsallplanning.co.uk, visit the Facebook page: Walsall Planning 2026 or on Twitter @wmbc_planning, using the hashtag #Walsall2026

ENDS

For more information please contact the press office on 01922 650824

5) Consultation Leaflet



Planning 2026: Have Your Say...

On the future of Walsall

Consultation **Monday 7 March to Tuesday 3 May 2016**
(8 weeks) on Draft Plans:

- **Walsall Site Allocation Document**
allocation of sites for homes and jobs across Walsall and protection of environment.
- **Walsall Town Centre Area Action Plan**
provide sites for retail, office and leisure investment and environmental & transport improvements.
- **Community Infrastructure Levy**
introduction of charges on some forms of new development to fund infrastructure such as roads and open space.

Attend Our Consultation Event

Thursday 7 April 1pm to 7pm at
The Council House, Walsall Council,
Lichfield Street. No need to register.

See our website for details of other consultation events.

If you have any suggestions for consultation events or meetings please get in touch.

To find out more about the plans for the Borough, go to www.walsall.gov.uk/planning_2026

Join the online discussions at: Facebook: [Walsall Planning 2026](#) Twitter: [Walsall Planning](#)

Register your interest at planningpolicy@walsall.gov.uk or by phoning 01922 658020



6) Gypsies and Travellers Information Leaflet

Walsall Site Allocation Document – Publication Version

Sites for Gypsies and Travellers

The council is inviting comments about three local plan documents that will allocate land across the borough to meet Walsall's needs for new homes, employment land, open space and other land uses, including gypsy and traveller sites:

- (a) Walsall Site Allocation Document (SAD)
- (b) Walsall Town Centre Area Action Plan (AAP)
- (c) Preliminary Draft Community Infrastructure Levy Charging Schedule (CIL)

The three documents can be viewed in full on the Council's web site at

http://cms.walsall.gov.uk/index/environment/planning/planning_policy/planning_2026.htm . Copies can also be viewed at the Civic Centre and in local libraries.

The latest drafts of the SAD and AAP are the "Publication Version", and are intended to be the final version that the Council will submit for examination prior to adopting them.

What has changed since the previous consultation?

In the autumn of 2015 we asked for views about the "Preferred Options" version of the plans. We received a large number of representations, both from residents and from statutory bodies. The Publication Version seeks to address these representations and updates the proposals to take account of the latest information we have.

What about the proposed traveller sites?

The Preferred Options documents identified a list of potential sites that might be suitable to provide for the number of additional traveller pitches required by the Black Country Core Strategy (BCCS). The BCCS states that 39 new pitches (a "pitch" is a unit for one family, equivalent to a house) are needed over the period 2008-2018, but the total capacity of the sites identified in the Preferred Options was over 100 pitches: this was to provide a choice of sites.

We have now identified which of the potential sites would be most suitable. At the same time, we have revised our estimate of how many new pitches are likely to be needed. This estimate covers the period 2016-2026. We think we now only need to provide between 10 and 20 new pitches over this period. The list of proposed sites is attached.

How have these sites been chosen?

We have produced a scoring sheet to assess each potential site. The scores are based on matters referred to in national policy and comments in the representations we received in the Preferred Options consultation. We have given a "red/ amber/ green" score to each potential site measured against each of the matters. We have also produced a draft revised Gypsy and Traveller Accommodation Assessment

(GTAA) that shows how we have estimated the number of pitches we think are needed.

These two documents can be viewed on our web site. Please note that the GTAA is only in draft form: this is because the Government has recently revised national policy, and further changes are likely as a result of the Housing and Planning Bill which is currently being taken through Parliament. These national changes are likely to result in revisions to the way the need for accommodation for travellers (and other households) is calculated. A final GTAA is also likely to require a survey of the travelling community.

What happens next?

Subject to the outcome of the current consultation, the Council will be asked to agree to submit the SAD and AAP to the Secretary of State for Communities and Local Government for “examination”. The Secretary of State will appoint a Planning Inspector who will check the plans to make sure they comply with various legal requirements. The Planning Inspector will read any written representations received and may hold meeting sessions to ask questions of the Council’s officers and third parties.

A key part of the examination is that the Inspector will check whether the plans have met needs for Gypsies and Travellers, and whether they provide the most appropriate strategy when considered against any reasonable alternatives. This means for example that if the plans do not adequately provide for the accommodation needs of travellers (or general housing), they might be found “unsound”.

Once the examination is complete, the Inspector will issue a written report to the Council. This may confirm that the plans can be adopted, or it may recommend that the Council carries out further work or makes modifications to the plans. In this case the Council will consult further on these modifications.

How can comments be made?

All representations must be made in writing in order to ensure that they are properly recorded. We have provided response forms and further copies can be obtained from our web site at

http://cms.walsall.gov.uk/index/environment/planning/planning_policy/local_development_framework/site_allocation_document.htm

At this “Publication” stage, representations should only be made on the grounds of whether you think the plan is “sound”. This term is defined precisely in law, but it means are the plans:

- **Positively prepared?** – does the plan allocate enough land to meet all needs for the various uses where it is reasonable to do so and consistent with placing development in the right locations?;
- **Justified?** – is the plan the most appropriate strategy when considered against reasonable alternatives?;
- **Effective?** – can the proposals in the plan be delivered over its period ?; and
- **Consistent with national policy?** – is the plan in accordance with national policies?

Traveller Sites to be Allocated in Site Allocation Document

Ref.	Existing Traveller Sites to be Safeguarded	Capacity (number of pitches)
GT1	Willenhall Lane, Bloxwich	19
GT2	Haywoods, Noose Lane, Willenhall	1
GT3	Trentham Cottage, Noose Lane, Willenhall	11
GT4	47A Guild Avenue, Blakenall	1
GT7	Railswood Nursery, Pelsall	1
Ref.	Existing Traveller Sites with Temporary or Personal Permission to be Made Permanent	Capacity (number of pitches)
GT5	Cartbridge Lane, Rushall	4
GT6	34-38 Gould Firm Lane, Aldridge	4
Ref.	New Traveller Sites	Capacity (number of pitches)
GT1	Willenhall Lane, Bloxwich	2 (conversion of community room on existing site)
GT50	Rear of 48-72 Foster Street, Blakenall	3
HO28	Dolphin Close (Goscote Site C)	10

If site HO28 is not developable as a traveller site, part of one of the following “reserve” sites would be allocated for this use instead. In each case, the rest of the site would still be allocated for general housing. The precise location of the traveller pitches within the site would depend on the overall housing layout.

Ref.	Potential “Reserve” New Traveller Sites	Capacity (number of pitches)
HO27	Goscote Lodge Crescent	15
HO29	Goscote Copper Works	15
HO62	Former Metal Casements, Birchills (the part of the site not affected by limestone working)	15

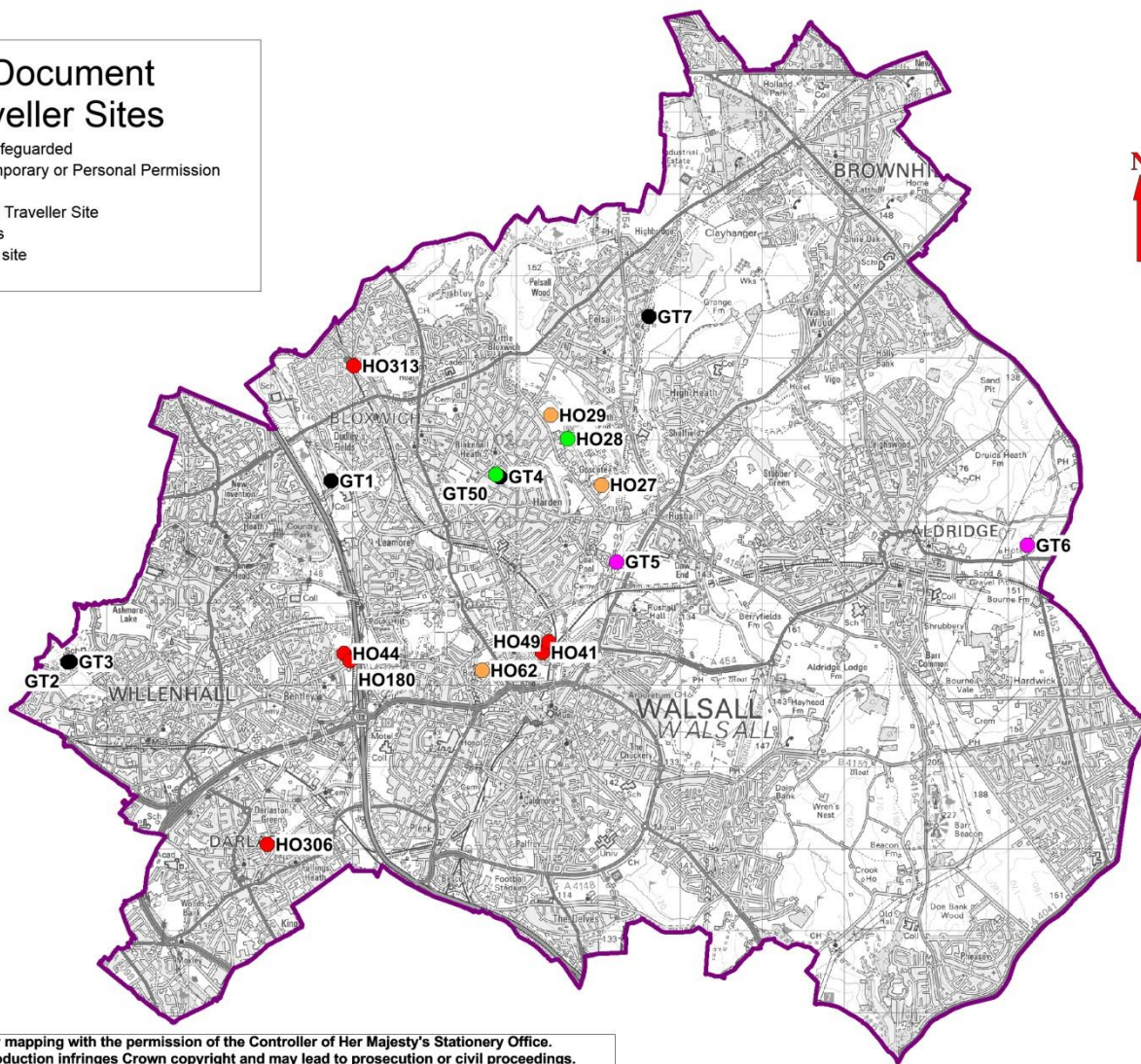
The following sites are proposed in most cases to be allocated for general housing, and are no longer proposed as potential traveller sites:

Ref.	General Housing Sites No Longer Proposed as Potential Traveller Sites	Estimated Number of Dwellings
HO41	Mill Street, Ryecroft	18 (Combined capacity of HO41a, Hatherton Liberal Club, and HO41b, former scrap yard)
HO44	Poplar Avenue, Bentley	23
HO49	Land East of Mill Street, Ryecroft	0 (Site is less than 0.25ha so is too small to allocate for general housing in SAD)
HO180	Churchill Road, Bentley	26

HO306	Darlaston Multi-Purpose Centre Site	35
HO313	Royal British Legion Club, Broad Lane Gardens, Bloxwich	25

Site Allocation Document Gypsy and Traveller Sites

- Existing Traveller Sites to be Safeguarded
- Existing Traveller Sites with Temporary or Personal Permission
- Proposed New Traveller Sites
- Proposed Expansion to Existing Traveller Site
- Potential "reserve" traveller sites
- No longer proposed as traveller site



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Walsall Site Allocation Document

Response Form

This form is to help you to comment on Walsall Site Allocation Document, and on any other relevant published supporting documents or evidence. These are available on our website at: **www.walsall.gov.uk/planning_2026**

How to complete this form: At this “Publication” stage, it would strengthen your representations if they are made on the grounds of whether you think the plan is “sound”. This raises key questions about the plan.

- Positively prepared – does the plan allocate enough land to meet all needs for the various uses where it is reasonable to do so and consistent with placing development in the right locations?
- Justified – is the plan the most appropriate strategy when considered against reasonable alternatives?
- Effective – can the proposals in the plan be delivered over its period? and
- Consistent with national policy – is the plan in accordance with national policies?

Where possible please submit evidence to support your views. Any supporting evidence can be attached to this form or submitted as a separate document.

It would also make your comments more effective if you provide suggest modifications to the plan and a separate box has been provided in this response form to capture these.

How to submit your comments: Please complete this form and return to the Planning Policy Team by the **3rd May 2016**. Any comments received beyond this date might not be taken into account. This form and any other documents you might wish to provide can be sent by email to planningpolicy@walsall.gov.uk or by post to:

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

If you require this form in an alternative format please contact Planning Policy on 01922 658020 or planningpolicy@walsall.gov.uk

Please provide your contact details. Unless you request otherwise your name (and business/who you are representing) and comments will be published as part of the consultation process. However your address and contact details will not be made publicly available or shared with anyone else and will be protected.

Contact Details

First Name:

Surname:

Organisation / Company Name:

Address:

Postcode:

Email Address:

Phone Number:

Unique ID (where one has previously been provided):

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

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Duty to co-operate	

--

Community or other Organisation		Other (please specify in space below)	
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Comments

Please state clearly the document you are commenting on and include policy reference, site references and chapter titles where relevant.

Document and reference(s) page / policy / paragraph
Do you support or object to the plan?
If you object, on which test(s) of soundness do you base your objections? (positively prepared, justified, effective and/or consistent with national policy)
Comments (continue on a separate sheet if necessary)

Suggested Modifications

Please state clearly which policy you are proposing modifications to and the changes you would like to see.

Document and reference(s) page / policy / paragraph
Suggested Modifications (continue on a separate sheet if necessary)

Request to be notified

As part of the publication consultation you can a request to be notified of the next stages in the process. If you would like to be kept informed please select the relevant stages below:

Stage	Please place an X in the relevant box(s)
The submission of the Walsall Site Allocation Document for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.	
The publication of the recommendations of the person appointed to carry out the independent examination.	
The adoption of Walsall Site Allocation Document.	

About you

It would help us if you could please provide a few details about yourself. The following questions are voluntary and the information is only used internally to help us shape our consultation processes.

5. How old are you in years?
Prefer not to say

6. Do you consider yourself to be disabled as set out under the Equality Act 2010?
(Please tick one only)
Yes
No
Prefer not to say

7. What is your ethnic group? (Please tick one only)

White British

White Other

Mixed or multiple groups

Asian or Asian British

Black, African, Caribbean

or Black British

Prefer not to say

Other ethnic group (Please state).....

8. What is your sex? (Please tick one only)

Male

Female

Prefer not to say

7) Acknowledgement of Response

Dear Sir / Madam,

Acknowledgement of Response

Planning 2026: Have Your Say Consultation

Thank you for your response to the 'Publication' consultation on Walsall's Site Allocation Document, Walsall Town Centre Area Action Plan and / or the Community Infrastructure Levy (CIL). This round of consultation has now finished and we will be considering all representations that have been received.

All formal representations received have been published on the Planning Policy web pages. See www.walsall.gov.uk/planning_2026/consultation_representations. The Council's responses to the representations will also be published on the website in due course. We will contact you again when we undertake the next stage of work on our Plans.

Please contact us if you have any queries or would like to discuss your response in further detail. We would also be interested to hear any feedback you have on the consultation process and in particular suggestions for improvements that could be made for future consultations. In addition, if your contact details are incorrect, or you no longer wish to be included on our mailing list please contact us.

Email: planningpolicy@walsall.gov.uk

Telephone: 01922 658020

Kind Regards,



Sent on behalf of Simon Neilson, Executive Director, Economy and Environment

Appendix 3: Pre-Submission Modification Consultation material

- 1) **Consultation Press Release**
- 2) **Consultation Notification Letter**
- 3) **Response Form**
- 4) **Example of the Schedule of Pre-Submission Proposed Modifications**
- 5) **Example of Track Changes Plan**
- 6) **Acknowledgment Letter**

1) Consultation Press Release

Walsall Launches 6 week Planning Consultation

Walsall Council has just launched a new six week consultation on 'Pre-Submission Modifications' to plans for future development in the borough. The consultation is about the Site Allocation Document, which allocates sites across the borough, and the Area Action Plan for Walsall town centre, as well as a document to introduce the 'Community Infrastructure Levy' to raise money for infrastructure.

The Council has already consulted extensively on these Plans and has now proposed some modifications based on the outcome of that consultation. It is the Modifications which are now being consulted upon, not the Plans in their entirety. All relevant documents are available via the Planning Policy pages on the Council's website and copies of the Modifications are available to view in libraries.

Anyone with an interest in the Plans is invited to take a look at the proposed Modifications and have their say. The Council has also contacted residents and businesses who contributed to the consultation process earlier in the year, to ask for any further comments.

When the consultation has been completed and comments considered, the Plans will be presented to a full meeting of the Council. Councillors will be asked to agree to submit the plans to the Secretary of State for examination by a Planning Inspector. All of the consultation responses, including those made previously - will be provided to the Inspector for consideration.

Councillor Jeavons, Portfolio Holder for Regeneration said: "*the challenging times ahead for Walsall mean it is more important than ever that we continue to plan positively for the future*".

The consultation pages went live on the 7th November and you can have your say until 19 December when the consultation ends.

See the planning policy webpages for more details:
www.walsall.gov.uk/planning_2026.

2) Consultation Notification Letter

Dear Sir / Madam,

Planning 2026: Have Your Say

Back in March Walsall Council consulted on important plans that will shape the future of the borough. We are now seeking your comments on proposed modifications to these plans before we submit them for independent examination. We have also updated the Sustainability Appraisal and Habitats Regulations Assessment to take into account consultation representations, and further comments are welcomed on these two documents.

This stage of consultation is called 'Pre-Submission Proposed Modifications' and runs for 6 weeks, **starting on Monday 7th November 2016 and ending on Monday 19th December 2016.**

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

What Are The Plans?

Walsall Site Allocation Document (SAD)

The Site Allocation Document shows sites that the Council proposes to allocate for homes for our communities, for employment, and for other land uses such public open spaces. It also shows areas and uses that should be protected, including the Green Belt. The Site Allocation Document will cover the whole of the borough except for the town and district centres.

Walsall Town Centre Area Action Plan (AAP)

The Walsall Town Centre Area Action Plan shows sites that the Council proposes to allocate in the Town Centre for new shops, leisure facilities, and offices, as well proposals for improvements to other aspects including transport, design and the environment.

Community Infrastructure Levy (CIL)

We are consulting on a 'Draft Charging Schedule' for the Community Infrastructure Levy, a tariff based system to enable funds to be received from new development and re-invested into borough infrastructure such as open space, health, education and transport.

What is the Pre-Submission Proposed Modifications Stage?

Following consultation between March and May 2016 on the "Publication" draft plan, the Council has proposed a number of modifications. These seek to address issues raised during the consultation as well as to update factual information. This consultation stage gives you the opportunity to comment on these proposed modifications. **This consultation is on the proposed modifications to the plans only.**

Where you, or others, made representations on previous drafts of the plans, the latest comments will still stand unless you tell us otherwise.

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

The schedules of proposed modifications for each plan are available to view and download online at www.walsall.gov.uk/planning_2026. Paper copies of the schedules will be available to view in your local library and at the First Stop Shop in Walsall Civic Centre, Darwall Street.

In order for the Council to formally take into account your views they must be submitted in writing and forms will be available for you to give us your comments.

It would strengthen your representations if they are made on the grounds of whether you think the proposed modifications impact on the plans "soundness". This raises key questions about the plans:

- **Positively prepared** – does the plan allocate enough land to meet all needs for the various uses where it is reasonable to do so and consistent with placing development in the right locations?
- **Justified** – is the plan the most appropriate strategy when considered against reasonable alternatives?
- **Effective** – can the proposals in the plan be delivered over its period? and
- **Consistent with national policy** – is the plan in accordance with national policies?

Representations may be accompanied by a request to be notified at a specified address of the following.

- The submission of the Plans for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.
- The publication of the recommendations of the person appointed to carry out the independent examination.
- The adoption of the Plans.

Black Country Core Strategy Review

Walsall Council along with the other three Black Country authorities will be undertaking a review of the Black Country Core Strategy over the next few years. Because of your interest in plan making in Walsall you will be kept informed about this consultation. **If you do not wish to be contacted about the Black Country Core Strategy Review please let us know using the contact details below.**

Contact Walsall Council's Planning Policy Team

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

Email: planningpolicy@walsall.gov.uk

Telephone: 01922 658020

Kind Regards,



Sent on behalf of Simon Neilson, Executive Director, Economy and Environment

3) Response Form

Walsall Town Centre Area Action Plan

'Pre-Submission Proposed Modifications'

Response Form

This form is to help you to comment on Walsall Town Centre Area Action Plan Pre-Submission Proposed Modifications. The schedule of modifications is available on our website at: www.walsall.gov.uk/planning_2026

How to complete this form: At this 'Pre-Submission Modifications' stage, it would strengthen your representations if they are made on the grounds of whether you think the modifications impact on the plans "soundness". This raises key questions about the plan.

- Positively prepared – does the plan allocate enough land to meet all needs for the various uses where it is reasonable to do so and consistent with placing development in the right locations?
- Justified – is the plan the most appropriate strategy when considered against reasonable alternatives?
- Effective – can the proposals in the plan be delivered over its period? and
- Consistent with national policy – is the plan in accordance with national policies?

Where possible please submit evidence to support your views. Any supporting evidence can be attached to this form or submitted as a separate document.

How to submit your comments: Please complete this form and return to the Planning Policy Team by the **19th December 2016**. Any comments received beyond this date might not be taken into account. This form and any other documents you might wish to provide can be sent by email to planningpolicy@walsall.gov.uk or by post to:

Planning Policy Team

Regeneration and Development

Walsall Council

Civic Centre
Darwall Street
Walsall, WS1 1DG

If you require this form in an alternative format please contact Planning Policy on 01922 658020 or planningpolicy@walsall.gov.uk

Please provide your contact details. Unless you request otherwise your name (and business/who you are representing) and comments will be published as part of the consultation process. However your address and contact details will not be made publicly available or shared with anyone else and will be protected.

Contact Details

First Name:

Surname:

Organisation / Company Name:

Address:

Postcode:

Email Address:

Phone Number:

Unique ID (where one has previously been provided):

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

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

Comments

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

Modification Number
Do you support or object to the modification?

Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))

	Yes	No	Not Sure
Positively prepared			
Justified			
Effective			
Consistent with national policy			

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)

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

We have also updated the Sustainability Appraisal and Habitats Regulations Assessment to take into account representations. These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

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

Request to be notified

As part of the consultation you can a request to be notified of the next stages in the process. If you would like to be kept informed please select the relevant stages below:

Stage	Please place an X in the relevant box(s)
The submission of the Walsall Town Centre Area Action Plan for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.	
The publication of the recommendations of the person appointed to carry out the independent examination.	
The adoption of Walsall Town Centre Area Action Plan.	

Black Country Core Strategy Review

Walsall Council along with the other three Black Country authorities will be undertaking a review of the Black Country Core Strategy over the next few years. Because of your interest in plan making in Walsall you will be kept informed about this consultation. **If you do not wish to be contacted about the Black Country Core Strategy Review please let us know by ticking the box below.**

	Please place an X in the relevant box
Please <u>do not</u> consult me on the Black Country Core Strategy Review	

About you

It would help us if you could please provide a few details about yourself. The following questions are voluntary and the information is only used internally to help us shape our consultation processes.

9. How old are you in years?
Prefer not to say
10. Do you consider yourself to be disabled as set out under the Equality Act 2010? (Please tick one only)
Yes
No
Prefer not to say
11. What is your ethnic group? (Please tick one only)
White British
White Other
Mixed or multiple groups
Asian or Asian British
Black, African, Caribbean
or Black British
Prefer not to say
Other ethnic group (Please state).....
12. What is your sex? (Please tick one only)
Male
Female
Prefer not to say

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:	No	In response to consultation representation from Zurich Assurance on behalf of Columbia Threadneedle to strengthen the wording.	No

			<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>			
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4) Example of the Schedule of Pre-Submission proposed Modifications

5) Example of the marked version of the plans showing the proposed modifications

4.2 Walsall Social Enterprise Zone

Social enterprises play a key role in Walsall through engaging in economic, environmental and social regeneration. They provide a mix of services and facilities, which respond to the needs of the communities.

Policy AAPB2: Social Enterprise Zone

The Council will support and promote the expansion of social enterprises in the town centre by:

a) Designating the area around the Goldmine Centre (TC25) as shown on the AAP Policies Map as a Social Enterprise Zone. Within this area the following uses will be acceptable as part of social enterprise development:-

- Community and cultural uses;
- Educational uses;
- Small scale office developments; and
- Live work units.

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. MMAAP1

b) Supporting in principle proposals for social enterprises in other areas and buildings around the centre which are suitable for such uses and where they accord with other relevant policies in Walsall's Local Plan.

4.2.1 Policy Justification

The zone is based around the existing Vine Trust, which provides a range of social enterprise initiatives. The designation of a social enterprise zone is in recognition of the work already being undertaken in the area and to enable the future growth of such uses. The Goldmine Centre is the hub for Walsall Studio School and focuses on business social enterprise and a broad range of Creative and Digital disciplines. There are proposals to expand the work of social enterprises in this area to include live-work spaces and the designation has been drawn to reflect this ambition. This aligns with AAP proposals for the former Shannon's Mill site (TC26) as set out in Policy AAPINV2: St Matthew's Quarter.

6) Acknowledgment Letter

Dear Sir / Madam,

Acknowledgement of Response

Planning 2026: Have Your Say Consultation

Thank you for your response to the 'Pre-Submission Proposed Modifications' consultation on Walsall's Site Allocation Document, Walsall Town Centre Area Action Plan and / or the Community Infrastructure Levy (CIL). This round of consultation has now finished and we will be considering all representations that have been received.

All formal representations received have been published on the Planning Policy web pages. See www.walsall.gov.uk/planning_2026/consultation_representations. The Council's responses to the representations will also be published on the website in due course.

The next stage of the Plans is the Independent Examination; as part of this all of the representations made to the Pre-Submission Modifications Consultation and the Publication Consultation will be passed to the independent examiner. You will be notified of the submission of the Plans for examination and the website will be updated with information about the examination of the plans as we progress towards it.

Please contact us if you have any queries or would like to discuss your response in further detail. We would also be interest to hear any feedback you have on the consultation process and in particular suggestions for improvements that could be made for future consultations. In addition, if your contact details are incorrect, or you no longer wish to be included on our mailing list please contact us.

Email: planningpolicy@walsall.gov.uk

Telephone: 01922 658020

Kind Regards,

Appendix 4

List of who was consulted at the Publication and Pre-Submission Modification Stage in addition to Issues and Options and Preferred Options contacts.

This list provide the details of those who were added to the consultation database at the Publication and Pre-submission Modification Stage. All of those who were consulted at Issues and Options and Preferred Options would have continued to have been consulted at all stages of the consultation unless they requested to be removed from the database. This list should therefore be read in conjunction with Issues and Options and Preferred Options list provided as an appendix to the Preferred Options Consultation Report.

Company Name	First Name	Last Name	Contact Type
Light and Life Christian Centre			Community or Other Organisation
Envirotreat	Neil	Mcleod	Developer or Investor
	S	Fisher	Resident or Individual
Alma Estates	Charles	Bearé	Landowner
Local Management Association - West Walsall Leisure Gardens	R	Ledsam-Smith	Community or Other Organisation
Cannock Chase District Council	Clare	Eggington	Local Authority
William Davis Limited	John	Coleman	Developer or Investor
	M R	Arblaster	Resident or Individual
	Pauline	Poole	Resident or Individual
	Lee	Marshall	Resident or Individual
	Martin and Rhonda	Kimberley	Resident or Individual
	Martin	Kimberley	Resident or Individual
	Elizabeth	Shaw	Resident or Individual
	Rowan	Ford	Resident or Individual
	Lynn	Turner	Resident or Individual
	Julie	Smith	Resident or Individual
	Venita	Lloyd	Resident or Individual
	Roy	Peake	Resident or Individual
	Janet	Peake	Resident or Individual
	Laurence	Foster	Resident or Individual
	Sheila	Davies	Resident or Individual
	Kathleen	Foster	Resident or Individual
	Amanda	Cox	Resident or Individual
	David and Frances	Johns	Resident or Individual
	Anne and Keith	Davies	Resident or Individual
	Keith	Davies	Resident or Individual

	Linda	Wallbank	Resident or Individual
	Paul	Wallbank	Resident or Individual
	Kevin	Glover	Resident or Individual
	Wendy	Smith	Resident or Individual
	Robert	Powell	Resident or Individual
	Frances	Johns	Resident or Individual
	Mary	Walsh	Resident or Individual
Majestic Aluminium Finishing Ltd	Amir	Khan	Business
Brian Lowndes Print Limited	Brian	Lowndes	Landowner
National Federation of Gypsy Liaison Groups			Community or Other Organisation
	Dennis	Nicholls	Resident or Individual
	Mark	Tonks	Resident or Individual
Arthur Webb/ Victoria Road Allotment Association	John	Peake	Community or Other Organisation
	Christopher	Harrison	Resident or Individual
	Linda	Fellows	Resident or Individual
	Christine	Tonks	Resident or Individual
	David	Dickenson	Resident or Individual
	Ann	Dickenson	Resident or Individual
St Aidan's Care Team	Stella	Pettifer	Community or Other Organisation
	P	Poole	Resident or Individual
	Margaret	Webster	Resident or Individual
	Brian Charles	Webster	Resident or Individual
	Ella	Follows	Resident or Individual
	Paul	Lunn	Resident or Individual
	Agnes	Lunn	Resident or Individual
	Linda	Whitehouse	Resident or Individual
Persimmon Homes	Luke	Webb	Developer or Investor

Walsall Housing Group	Rebecca	North	
Jones Lang LaSalle - JLL	Nigel	Simkin	Planning Agent or Consultant
Goscote Community Action Group	Bob	Thomas	Community or Other Organisation
	Ray	Dolan	Resident or Individual
	Christopher	Jones	Councillor
	Liz	Hazell	Councillor
	Adam	Hicken	Councillor
	Peter	Washbrook	Councillor
	Kenneth	Ferguson	Councillor
	Matthew	Follows	Councillor
Firms Ltd	Paul	Murray	Landowner
	F	Price	Landowner
Walsall Housing Group	Jason	Clarke	Public agency / organisation
D2 Planning Limited	Des	Dunlop	Planning Agent or Consultant
	Wendy	Gould	Land & Property Agent or Surveyor
	Carole	Winsper	Resident or Individual
	Philip	Chambers	Resident or Individual
Phoenix Group	Philip	Cooke	Planning Agent or Consultant
	Susan	Horton	Resident or Individual
	John	Venables	Resident or Individual
	Margaret	Peake	Resident or Individual
	George	Powell	Resident or Individual
	Malcolm	Cartridge	Resident or Individual
	Vincent and Marie	Wilkes	Resident or Individual
	Kathleen	Phillips	Resident or Individual
	Hazel	Birch	Resident or Individual
		Woosey	Resident or Individual

	Derek	Longdon	Resident or Individual
	David	Harris	Resident or Individual
	Thomas	Hall	Resident or Individual
	E A	Siley	Resident or Individual
	Lorraine	Owen	Resident or Individual
Highways England	Patricia	Dray	Statutory Consultee
	Bruce	Jackson	Resident or Individual
	Dorothy	Hoffman	Resident or Individual
	Mark	Maydew	Resident or Individual
	Juned	Ahmed	Resident or Individual
	Kaushik	Pandya	Resident or Individual
		Poulton	Resident or Individual
	Marlyn	Brown	Resident or Individual
	C	Morris	Resident or Individual
	Jacqueline	Cooper	Resident or Individual
	Pamela	Blyde	Resident or Individual
	Pauline	Horton	Resident or Individual
	Joseph Brian	Evans	Resident or Individual
	Richard	Higginson	Resident or Individual
	Rachel	Owen	Resident or Individual
	Jennifer	Foster	Resident or Individual
	Julie	Astley	Resident or Individual
	Edith Ann	Astley	Resident or Individual
	Gilbert	Dawes	Resident or Individual
	The Occupier		Resident or Individual
	Lisbeth & Steven	Griffiths	Resident or Individual
	Roy	Wilkinson	Resident or Individual
	N	Gregory	Resident or Individual

	T P	Middleton	Resident or Individual
	Sonya	Beardmore	Resident or Individual
	Mark and Irene	Walters	Resident or Individual
	Kay	Farrington	Resident or Individual
Darlaston Allotment Association	Carolann	Leadbetter	Community or Other Organisation
	Nisarar	Hussain	Resident or Individual
	Raja	Zubair	Resident or Individual
	Mohammed	Fiaz	Resident or Individual
	Mohammed	Abbao	Resident or Individual
	Afraz	Ahmed	Resident or Individual
	Ijaz	Ahmed	Resident or Individual
	Zahid	Iqbar	Resident or Individual
	Ishtiaq	Ahmed	Resident or Individual
	Mohammed	Aftab	Resident or Individual
	Asad	Mahmood	Resident or Individual
	Mohammed	Ali	Resident or Individual
	Amzad	Mahmood	Resident or Individual
	Raj	Dad	Resident or Individual
	Qamar	Zaman	Resident or Individual
	Sadaqat	Hussain	Resident or Individual
	Shafqat	Hussain	Resident or Individual
	Ashiq	Mahmood	Resident or Individual
	Khalil	Yaqub	Resident or Individual
	M	Bashir	Resident or Individual
	N	Hussain	Resident or Individual
	Gafoor	Hussain	Resident or Individual
	Ikram	Hussain	Resident or Individual
	Mohammed	Wahid	Resident or Individual
	Amar	Ausman	Resident or Individual

	Ghulam	Abbas	Resident or Individual
	M	Shahid	Resident or Individual
	Naib	Hussain	Resident or Individual
	A	Khan	Resident or Individual
		Mushtaq	Resident or Individual
	Iris	Davies	Resident or Individual
	John	Davies	Resident or Individual
	Muzher	Hussain	Resident or Individual
	David	Walters	Resident or Individual
	Marlene	Walters	Resident or Individual
	Sharon	Fellon	Resident or Individual
	Jean	Day	Resident or Individual
	Sheila	Ford	Resident or Individual
	Lynne	Hale	Resident or Individual
	Shannan	Hale	Resident or Individual
	Graham	Williams	Resident or Individual
	Donna	Lake-Williams	Resident or Individual
	Michell	Lake	Resident or Individual
	Dennis	Lake	Resident or Individual
	Alex	Poolton	Resident or Individual
	Paul	Walters	Resident or Individual
	Kerry	Walters	Resident or Individual
	Patricia	Adkins	Resident or Individual
	Beryl	Micklewright	Resident or Individual
	William and Susan	Ball	Resident or Individual
	Margaret	Luckett	Resident or Individual
	Keith and Irene	Edwards	Resident or Individual
	Norman A	Hughes	Resident or Individual
	Prakash	Patel	Resident or Individual

	Lynn	Steventon	Resident or Individual
	Ade	Steventon	Resident or Individual
	Lee	Longmore	Resident or Individual
	Sarabjit	Kumar	Resident or Individual
	Denise	Foster	Resident or Individual
	Jonathon	Beck	Resident or Individual
	Joan	Foster	Resident or Individual
	Gillian	Lake	Resident or Individual
	Natasha	Banger	Resident or Individual
	Sharon	Banger	Resident or Individual
	Ravinder	Banger	Resident or Individual
	Nilem	Kumar	Resident or Individual
	Ram Kishan	Mehmi	Community or Other Organisation
	Sheela Rami	Mehmi	Resident or Individual
	Aradahama	Mehmi	Resident or Individual
	Karen	Atkins	Resident or Individual
	Leonia	Atkins	Resident or Individual
	Michale	Tonks	Resident or Individual
	Kirsty	Ford	Resident or Individual
	Joyce	Larkin	Resident or Individual
	Steven	Sheffield	Resident or Individual
	Deborah and Anthony	Tobin	Resident or Individual
	M	Whittal	Resident or Individual
	H	Sumner	Resident or Individual
	J	Newport	Resident or Individual
			Resident or Individual
	Brian	Annakin	Resident or Individual
			Resident or Individual
	B J	Conningham	Resident or Individual

	K	Elmore	Resident or Individual
	Dawn	Robinson	Resident or Individual
	Jason	Robinson	Resident or Individual
			Resident or Individual
	J M	Griffiths	Resident or Individual
			Resident or Individual
	A	Sheldon	Resident or Individual
	H	Dennant	Resident or Individual
			Resident or Individual
	D & S	Gaunt	Resident or Individual
			Resident or Individual
			Resident or Individual
			Resident or Individual
			Resident or Individual
	S	Jones	Resident or Individual
	J & FK	Bailey	Resident or Individual
	J	Edwards	Resident or Individual
	N D	Cooper	Resident or Individual
	The Occupier		Resident or Individual
		Lebond	Resident or Individual
	T	Price	Resident or Individual
	Mark	Wooding	Resident or Individual
	The Occupier		Resident or Individual
	Denise	Wilkins	Resident or Individual
			Resident or Individual
	Shirley	Dace	Resident or Individual
			Resident or Individual

	J	Arblaster	Resident or Individual
			Resident or Individual
	David	Watkins	Resident or Individual
	Leanne	Watkins	Resident or Individual
			Resident or Individual
	Nigel	Sumner	Resident or Individual
			Resident or Individual
			Resident or Individual
	Trevor	Billingham	Resident or Individual
	Suzanne	Hall	Resident or Individual
	Zoey	Cox	Resident or Individual
	Jarnal S and Nirmala Kaur	Heer	Resident or Individual
	Mary	Holley	Resident or Individual
	Jean	Owen	Resident or Individual
	Alan	Robinson	Resident or Individual
	Barry	Harper	Resident or Individual
	Tarloch	Chand	Resident or Individual
	Surinder	Kaur	Resident or Individual
	Rajinder	Bangar	Resident or Individual
	Raman	Sandhu	Resident or Individual
	Rajveer	Sandhu	Resident or Individual
	Andrew, Amanda, Sarah & Aaron	Powell	Resident or Individual
	Kevin	McDermott	Resident or Individual
	David	Brookes	Resident or Individual
	Joanne	Brookes	Resident or Individual
	Lee	Morgan	Resident or Individual
	Jessica Joanne	Brookes	Resident or Individual
	Olivia	Brookes	Resident or Individual

	Keith	Westwood	Resident or Individual
	Jean	Westwood	Resident or Individual
	Amjed	Hussain	Resident or Individual
	Akbar	Ali	Resident or Individual
	Rafaqat	Hussain	Resident or Individual
	Dennis	Tapper	Resident or Individual
	Lynn and Graham	Hawkins	Resident or Individual
	Basharat	Hussain	Resident or Individual
	June	Hawkins	Resident or Individual
	Sajida	Zabair	Resident or Individual
	Mohammed	Wakeed	Resident or Individual
Stan Reynolds Garage Ltd	Martin	Reynolds	Business
SSD Grocery	Satvinder	Singh	Business
	Riaz	Khan	Resident or Individual
	Robina	kausar	Resident or Individual
	Hasan	Khan	Resident or Individual
	Mohammed	Mujhaq	Resident or Individual
	Manzoor	Hussain	Resident or Individual
Z Cars	Zubair	Khan	Business
	David	Brookes	Resident or Individual
	Pauline	Brookes	Resident or Individual
Health and Wellbeing Board	Helen	Owen	Public agency / organisation
	Kevin	Wood	Resident or Individual
	Lynne and Roderick	Cooper	Resident or Individual
	Jayne	Lepper	Resident or Individual
	Marj	Davies	Resident or Individual
Fisher German LLP	Mark	Herbert	Planning Agent or Consultant
	Martin	Drayton	Resident or Individual

	Martin artin	Taundry	Resident or Individual
	Matthew	Ferguson	Landowner
Pegasus Group	Neil	Cox	Planning Agent or Consultant
Bell Cornwell	Michael	de Courcey	Planning Agent or Consultant
	Adrian and Jemma	Thickett	Resident or Individual
	Colin	Roberts	Resident or Individual
	Ian	Robertson	Councillor
Lichfield & Hatherton Canals Restoration Trust	Luke	Walker	Other
	David	Miller	Resident or Individual
	Dawn	Cooper	Resident or Individual
C T Planning	Dawn	Yates	Planning Agent or Consultant
	Joanne L	Arnold	Resident or Individual
Quod	Angie	Fenton	Planning Agent or Consultant
	Linda and John	Robinson	Planning Agent or Consultant
Walsall Council	Paul	Hinton	Local Authority
	Rob and Julie	Weavill	Resident or Individual
	Rob	Gittins	Resident or Individual
Canal & River Trust	Russell	Butchers	Public agency / organisation
	Susan	Mehmi	Resident or Individual
Lambert Smith Hampton	Stephen	Hemming	Planning Agent or Consultant
JVH Town Planning Consultants Ltd	Tom	Beavin	Planning Agent or Consultant
Birmingham City Council	Waheed	Nazir	Local Authority
	W and M	Yarnold	Resident or Individual
	J and E	Whitehouse	Resident or Individual
	C	Barnfield	Resident or Individual
	Andrew	Wood	Resident or Individual
	Alden	Bryant	Resident or Individual
		Elsworth	Resident or Individual

	C	Smart	Resident or Individual
	J	Spittle	Resident or Individual
			Resident or Individual
	L	Holden	Resident or Individual
	Anne	Reynolds	Resident or Individual
	L	Holden	Resident or Individual
			Resident or Individual
	D	Watkins	Resident or Individual
	J	Matthews	Resident or Individual
	Tanya	Woodhouse	Resident or Individual
	T	Jones	Resident or Individual
	Zoe	Yarnold	Resident or Individual
	Sharon	Key	Resident or Individual
	Lin and Ron	Key	Resident or Individual
	Mandic	Milleship	Resident or Individual
	Mark	Holland	Resident or Individual
	Andy and Tracey	Wigley	Resident or Individual
	David	Holmes	Resident or Individual
Index PI	D	Calloway	Land & Property Agent or Surveyor
J Hayward & Sons	Sean	Hayward	Business
JLL	Darren	Venables	Planning Agent or Consultant
	Sinead	Meally	Resident or Individual
	Gerald	Nicholson	Resident or Individual
	A	Patel	Resident or Individual
	J, J and Molly	Carver	Resident or Individual
Brian Lowndes Print Limited	Jane	Lowndes	Business
	D	Harrison	Resident or Individual
	S B	Harrison	Resident or Individual

Environment Agency	Jane	Field	Statutory Consultee
			Resident or Individual
	E	Wildman	Resident or Individual
	P K D	Harris	Resident or Individual
	Nicola	Talbot	Resident or Individual
	R	Walker	Resident or Individual
Environment Agency	Martin	Ross	Statutory Consultee
Savills	Michael	Davies	Planning Agent or Consultant
Pleydell Smithyman Limited	Kathryn	Farden	Planning Agent or Consultant
Lioncourt Strategic Land	Vicky	Bilton	Land & Property Agent or Surveyor
The Planning Bureau Ltd	Ziyad	Thomas	Planning Agent or Consultant
	Anthony	Minifie	Resident or Individual
William Davis Limited	Sarah	Jinks	Developer or Investor
	Samantha	Brown	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	J	Thomas	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	T	Moran	Resident or Individual
	Neil	Longden?	Resident or Individual
	G V	Harris	Resident or Individual
	M	Cheetham	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	C M	Gaulding	Resident or Individual
	S J	Eaton	Resident or Individual
	The Occupier		Resident or Individual

	S	Fellows	Resident or Individual
	E	Walker	Resident or Individual
	Premwatee	Edwards	Resident or Individual
	I	Spooner	Resident or Individual
	L	Beresford	Resident or Individual
	Alan and Joan	Kaye	Resident or Individual
	Leeann	Clarke	Resident or Individual
	Emma and Richard	Ilsley	Resident or Individual
	K	Butler	Resident or Individual
	J and T	Heathcock	Resident or Individual
	K	Heathcock	Resident or Individual
	Kirsty	Hynd	Resident or Individual
	E	Page	Resident or Individual
	R	Devey	Resident or Individual
	Mary	Yates	Resident or Individual
	S M	Evans	Resident or Individual
	Laura	Andrews	Resident or Individual
	Andrew	Moran	Resident or Individual
	C	Macey	Resident or Individual
	Shirley	Cunningham	Resident or Individual
	J K	Harper	Resident or Individual
	Caileen	McLen	Resident or Individual
	S	Russell	Resident or Individual
	S	Johnson	Resident or Individual
	Liam	Dean	Resident or Individual
	J	Jeavons	Resident or Individual
	Sarah	Baker	Resident or Individual
	E	Hale	Resident or Individual

	The Occupier		Resident or Individual
	Florence E	Price	Resident or Individual
	J	McKenna	Resident or Individual
	Joanne	Instone	Resident or Individual
	S	Southam	Resident or Individual
	C	Fitton	Resident or Individual
	Janet	Randall	Resident or Individual
	R	Nightingale	Resident or Individual
	Carolyn	Sharp	Resident or Individual
	Janet	O'Neill	Resident or Individual
	M	Spruce	Resident or Individual
	N	Shaw	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	Madalitso	Davie	Resident or Individual
	A and J	Renshaw	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	J	Griffiths	Resident or Individual
	K	Nicholls	Resident or Individual
	The Occupier		Resident or Individual
	A C	Whitehorn	Resident or Individual
	Becky	Price	Resident or Individual
	K	Peake	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	A	Mendel	Resident or Individual
	E M	Franks	Resident or Individual
	J	Hingley	Resident or Individual

	A M	Burns	Resident or Individual
	J	Burke	Resident or Individual
	Ant	Goodwin	Resident or Individual
	B	Morris	Resident or Individual
	Sue	Bailey	Resident or Individual
	J M	Nicholls	Resident or Individual
	Alan	Jackson	Resident or Individual
	B J	Bing	Resident or Individual
	The Occupier		Resident or Individual
	D and D	Unitt	Resident or Individual
	C	Williams	Resident or Individual
	T	Smith	Resident or Individual
	S	Strezza	Resident or Individual
	E G	Davies	Resident or Individual
	A	Coupland	Resident or Individual
	A and B	Horton	Resident or Individual
	G S	Davies	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	Elaine	Hanson	Resident or Individual
	D J	Hanson	Resident or Individual
	S	Atwa	Resident or Individual
	The Occupier		Resident or Individual
	BP and S	Reynolds	Resident or Individual
	J	Humphreys	Resident or Individual
	C	Newman	Resident or Individual
	Lisa M	Sherwood	Resident or Individual
	M	Russell	Resident or Individual
	S	Russell	Resident or Individual

	M	Guest	Resident or Individual
	J	Hale	Resident or Individual
	The Occupier		Resident or Individual
	R T	Platt	Resident or Individual
	A	Thomas	Resident or Individual
	Ian	Hughes	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	D	Cooper	Resident or Individual
	M	Satham	Resident or Individual
	The Occupier		Resident or Individual
	C	Alyons	Resident or Individual
	J	Williams	Resident or Individual
	The Occupier		Resident or Individual
	L B	Hughes	Resident or Individual
	V	Blower	Resident or Individual
	T	Dalloway	Resident or Individual
	John	Brain	Resident or Individual
	Roy	Burns	Resident or Individual
	The Occupier		Resident or Individual
	W	Jullo	Resident or Individual
	Joh	Wainwright	Resident or Individual
	The Occupier		Resident or Individual
	M E	Adams	Resident or Individual
	The Occupier		Resident or Individual
	Michel	Fell	Resident or Individual
	S	Paver	Resident or Individual
	D	Bassal	Resident or Individual
	M T and H	Wolverson	Resident or Individual

	L	Walker	Resident or Individual
	L	Broadhurst	Resident or Individual
	E J	Perks	Resident or Individual
	The Occupier		Resident or Individual
	M	Bateman	Resident or Individual
	The Occupier		Resident or Individual
	Susan	Bamford	Resident or Individual
	G C	Allen	Resident or Individual
	R	Buckler	Resident or Individual
	The Occupier		Resident or Individual
	Heather and Michael	Duffield	Resident or Individual
	Jacque	Cooley	Resident or Individual
	Kerry	May	Resident or Individual
	Joanne	Ledsam	Resident or Individual
	M R	Carr	Resident or Individual
	The Occupier		Resident or Individual
	E J	King	Resident or Individual
	Angela	Cartwright	Resident or Individual
	Anthony	Groom	Resident or Individual
	J, L and L	Curtis	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	J	Marten	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	Tony and Joanne	Hill	Resident or Individual
	J and D	Hanson	Resident or Individual
	F	Barker	Resident or Individual
	I	Tonks	Resident or Individual

	The Occupier		Resident or Individual
	John and Susan	Bament	Resident or Individual
	M and N	Bridgwood	Resident or Individual
	Alan	Rhodes	Resident or Individual
	P A	Walker	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	Y	Olive	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	M	Butler	Resident or Individual
	D	Turner	Resident or Individual
	L	Bradley	Resident or Individual
	S M	Jackson	Resident or Individual
	L	S	Resident or Individual
	C and B	Gilbert	Resident or Individual
	J G and N	Parstones	Resident or Individual
	J	Smith	Resident or Individual
	Lee	Johnson	Resident or Individual
	The Occupier		Resident or Individual
	Jordan	Goodluck	Resident or Individual
	M	Vaughan	Resident or Individual
	Natalie	Woodruff	Resident or Individual
	E M	Duckers	Resident or Individual
	S L and R E	Hough	Resident or Individual
	C R	Wellings	Resident or Individual
	William	Salt	Resident or Individual
	Louise and Jordan	Albridge	Resident or Individual

	Elizabeth	Kelly	Resident or Individual
	N and C	Stevens	Resident or Individual
	S E	Clarke	Resident or Individual
	The Occupier		Resident or Individual
	S	Burke	Resident or Individual
	C	Prescott	Resident or Individual
	Craig	Jones	Resident or Individual
	Judith	Edwards	Resident or Individual
	S	Boffey	Resident or Individual
	S	Powell	Resident or Individual
	Dawn	Allen	Resident or Individual
	M and J	Debney	Resident or Individual
	J	Seamans	Resident or Individual
	K	Brookes	Resident or Individual
	The Occupier		Resident or Individual
	D J and J A	Smith	Resident or Individual
	L	Smith	Resident or Individual
	Chris	Parks	Resident or Individual
	D	Evans	Resident or Individual
	Betty Lynn	Meaney	Resident or Individual
	C	Nicklin	Resident or Individual
	Rachel	Perrins	Resident or Individual
	Sallyanne	Larkin	Resident or Individual
	G	Roberts	Resident or Individual
	The Occupier		Resident or Individual
	S P	Foster	Resident or Individual
	J	Pratt	Resident or Individual
	J A	Parker	Resident or Individual
	Adrian and Cathleen	Wall	Resident or Individual

	Louise	Powis	Resident or Individual
	P A	Hardman	Resident or Individual
	Graham	Taylor	Resident or Individual
	M and MP	Bentley	Resident or Individual
	V	Holloway	Resident or Individual
	R	Duckers	Resident or Individual
	C	Hammond	Resident or Individual
	S	Griffiths	Resident or Individual
	D	Nicklin	Resident or Individual
	Kristina	Angell	Resident or Individual
	Nicitta	Hanley	Resident or Individual
	M	Citrollo	Resident or Individual
	J	Tacchi	Resident or Individual
	J	Nightingale	Resident or Individual
	M	Law	Resident or Individual
	B	Stockley	Resident or Individual
	S	Wilkins	Resident or Individual
	J	Darby	Resident or Individual
	G	Cook	Resident or Individual
	Carl and Anne	Griffin	Resident or Individual
	M and R	Patten	Resident or Individual
	C and G	Framingheddle	Resident or Individual
	M and Craig	Poole	Resident or Individual
	Elaine	Ridgway	Resident or Individual
	Barbara	Bennett	Resident or Individual
	The Occupier		Resident or Individual
	D	Singh	Resident or Individual
	Neil	Smith	Resident or Individual
	The Occupier		Resident or Individual

	S	Jones	Resident or Individual
	The Occupier		Resident or Individual
	J R	Johnson	Resident or Individual
	L	Bridges	Resident or Individual
	B	Griffin	Resident or Individual
	D	Evans	Resident or Individual
	G	Tyler	Resident or Individual
	G A	Eyllen	Resident or Individual
	The Occupier		Resident or Individual
	D	Kaur	Resident or Individual
	The Occupier		Resident or Individual
	D	Stourd	Resident or Individual
	K	Tolley	Resident or Individual
	Roy	Millington	Resident or Individual
	Nicola	Gomes	Resident or Individual
	K and K	Hain	Resident or Individual
	M	Fatu	Resident or Individual
	The Occupier		Resident or Individual
	Sonia	Worrallo	Resident or Individual
	The Occupier		Resident or Individual
	J	Causer	Resident or Individual
	L J	Allen	Resident or Individual
	The Occupier		Resident or Individual
	M	Richards	Resident or Individual
	P	Waltes	Resident or Individual
	R	Tuly	Resident or Individual
	C	Barnfield	Resident or Individual
	K	Day	Resident or Individual
	M	Taylor	Resident or Individual

	G R	Freem	Resident or Individual
	D K	Ash	Resident or Individual
	The Occupier		Resident or Individual
	S	Goddard	Resident or Individual
	Janet	Hardwick	Resident or Individual
	A	Tolley	Resident or Individual
	N	Hodgetts	Resident or Individual
	P M	Henney	Resident or Individual
	P	Tolley	Resident or Individual
	W	Locke	Resident or Individual
	Kevin	Lawler	Resident or Individual
	Jane	Barnes	Resident or Individual
	J	Edwards	Resident or Individual
	The Occupier		Resident or Individual
	D S	Pruit	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	O	Humphreys	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	Diane	Myring	Resident or Individual
	T G	Murphy	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
		Mason	Resident or Individual
	J	Baddeley	Resident or Individual
	Darren	Poole	Resident or Individual
	The Occupier		Resident or Individual

	The Occupier		Resident or Individual
	A W	Hill	Resident or Individual
	S	Townsend	Resident or Individual
	Y A and S J	Hillard	Resident or Individual
	T	Rapz	Resident or Individual
	M	Wigfield	Resident or Individual
	The Occupier		Resident or Individual
	C A	Reid	Resident or Individual
	S	Southall	Resident or Individual
	The Occupier		Resident or Individual
	M	Dunton	Resident or Individual
	Rachel	Manns	Resident or Individual
	S	Aldridge	Resident or Individual
	K	Bal	Resident or Individual
	The Occupier		Resident or Individual
	B	Cooper	Resident or Individual
	Martin	Wright	Resident or Individual
	The Occupier		Resident or Individual
	M and D	Williams	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	G	Davenport	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	R J	Hawdon	Resident or Individual
	C	Kubak	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual

	The Occupier		Resident or Individual
	T L	Reynolds	Resident or Individual
	L	Hemm	Resident or Individual
	Liam and Gemma	Ralph	Resident or Individual
	J and I	Davies	Resident or Individual
	A and M	Adams	Resident or Individual
	S	Fisher	Resident or Individual
	Diane	Lawrence	Resident or Individual
	Darren	Haycock	Resident or Individual
	S	Small	Resident or Individual
	The Occupier		Resident or Individual
	M	Powers	Resident or Individual
	The Occupier		Resident or Individual
	Christopher	Pugh	Resident or Individual
	K	Smedley	Resident or Individual
	Brian	Worrall	Resident or Individual
	Joanne	Bowers	Resident or Individual
	Abigail and Clifford	Obia	Resident or Individual
	Samuel	Young	Resident or Individual
	G	Hale	Resident or Individual
	Katie	Bourne	Resident or Individual
	A D	Powell	Resident or Individual
	S	Simtt	Resident or Individual
	The Occupier		Resident or Individual
	M	Wilkes	Resident or Individual
	D and L	Raybould	Resident or Individual
	M	Russell	Resident or Individual
	R	Goodall	Resident or Individual

	P and A M	Preece	Resident or Individual
	M E	Marshall	Resident or Individual
	P	Flanagan	Resident or Individual
	D L	Gaunt	Resident or Individual
	Louise	Bates	Resident or Individual
	M P	Boydon	Resident or Individual
	A and J	Pritchards	Resident or Individual
	A, J, S and Z	Young	Resident or Individual
	Richard	Ankcorn	Resident or Individual
	M A	Green	Resident or Individual
	M and J	Stanley	Resident or Individual
	J	Jones	Resident or Individual
	M	Brough	Resident or Individual
	Coleen	Fry	Resident or Individual
	Connie	Chew	Resident or Individual
	Toni	Golding	Resident or Individual
	B	Smith	Resident or Individual
	M	Voules	Resident or Individual
	J	Harvey	Resident or Individual
	Rachel	Welch	Resident or Individual
	J E	Gisbourne	Resident or Individual
	D H	Cox	Resident or Individual
	C	Preston	Resident or Individual
	P	Wilkinson	Resident or Individual
	K	Smith	Resident or Individual
	C and J	Gelder	Resident or Individual
	Paul and Samantha	Dawkins	Resident or Individual
	A	Blick	Resident or Individual

	J	Robinson	Resident or Individual
	T	Handley	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	Florence	Reilly	Resident or Individual
	Anthony	Griffiths	Resident or Individual
	I	Marlow	Resident or Individual
	C A	Preece	Resident or Individual
	T	Edgar	Resident or Individual
	L	Walters	Resident or Individual
	T	O'Neill	Resident or Individual
	The Occupier		Resident or Individual
	M A and S	Spencer	Resident or Individual
	The Occupier		Resident or Individual
	Philip and Karen	Lockley	Resident or Individual
	J	Atkins	Resident or Individual
	L	Hayward	Resident or Individual
	C	Bird	Resident or Individual
	A	Freeman	Resident or Individual
	K	Foster	Resident or Individual
	C J	Barratt	Resident or Individual
	The Occupier		Resident or Individual
	C	Bird	Resident or Individual
	Karen	Hughes	Resident or Individual
	M	Westwood	Resident or Individual
	E	Bridger	Resident or Individual
	Tracey	Patten	Resident or Individual
	The Occupier		Resident or Individual

	Gavin	Christou	Resident or Individual
	A J	Goodlad	Resident or Individual
	William	Burgess	Resident or Individual
	The Occupier		Resident or Individual
	L and M	Harding	Resident or Individual
	S	Robinson	Resident or Individual
	The Occupier		Resident or Individual
	C	Dalton	Resident or Individual
	S	Unitt	Resident or Individual
	L	Williams	Resident or Individual
	J	Buller	Resident or Individual
	Wendy	Downes	Resident or Individual
	Wayne	Burley	Resident or Individual
	The Occupier		Resident or Individual
	Matthew	Bryan	Resident or Individual
	M J	Mellor	Resident or Individual
	Samantha	Young	Resident or Individual
	D	Allen	Resident or Individual
	Rachel	Perry	Resident or Individual
	Derek	Hammond	Resident or Individual
	A	Gasana	Resident or Individual
	Marie	Lowe	Resident or Individual
	N A	Dyke	Resident or Individual
	Ursula	Edgerton	Resident or Individual
	G	Wakelam	Resident or Individual
	J L	Phipps	Resident or Individual
	S	Latham	Resident or Individual
	Trevor	Myatt	Resident or Individual
	J M	Phillips	Resident or Individual

	S A	Nahey	Resident or Individual
	Ernest	Rowley	Resident or Individual
	H	Carter	Resident or Individual
	Claire and Ian	Watson and Phidd	Resident or Individual
	Karl	Jones	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	J	Millington	Resident or Individual
	W	Price	Resident or Individual
	P	Ashmore	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	Aimee	Groom	Resident or Individual
	Carl	Parfitt	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	Ryan	Meeson	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	Roy and Angela	Yeomans	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual

	E W, P and R L	Harrison	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	J	Watkins	Resident or Individual
	The Occupier		Resident or Individual
	Sarah	Lowe	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	I and N	Eglinton	Resident or Individual
	The Occupier		Resident or Individual
	A P and V L	Grice	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	I and S	Southwick	Resident or Individual
	P and S	Pringle	Resident or Individual
	The Occupier		Resident or Individual
	Dale	Macey	Resident or Individual
	Avinash	Kulara	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	R J	Curtis	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	K G	Newton	Resident or Individual
	The Occupier		Resident or Individual
	K G	Lee	Resident or Individual
	Barry D	Sadler	Resident or Individual

	K	Watkins	Resident or Individual
	The Occupier		Resident or Individual
	Beryl	Watson	Resident or Individual
	John	Griffiths	Resident or Individual
	J	Dean	Resident or Individual
	Faye	Poole	Resident or Individual
	The Occupier		Resident or Individual
	M	Power	Resident or Individual
	M	Beard	Resident or Individual
	The Occupier		Resident or Individual
	L	Wright	Resident or Individual
	L and C	Hughes	Resident or Individual
	Ian	Ledsam	Resident or Individual
	M	Ford	Resident or Individual
	The Occupier		Resident or Individual
	S	Lal	Resident or Individual
	R	Thompson	Resident or Individual
		Davies	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	N and W	Whitehouse	Resident or Individual
	The Occupier		Resident or Individual
	A J and J	Steventon	Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual

	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
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	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
	The Occupier		Resident or Individual
Vodafone and O2	EMF Enquires		Statutory Consultee
EE, Corporate and Financial Affairs Department	Alex	Jackman	Statutory Consultee
Three	Jane	Evans	Statutory Consultee
Campaign for Rail	Ian	Jenkins	Community or Other Organisation
Plan Info Research Team	Alla	Hassan	Planning Agent or Consultant
rg+p Ltd	Alan	Hardwick	Planning Agent or Consultant
Define	Joseph	Shearer	Planning Agent or Consultant
	Chantelle	Clee	Resident or Individual
Stratus Environmental Limited	Francesca	Wray	Planning Agent or Consultant
	Sarah	Breeze	Resident or Individual

GL Hearn Limited	Richard	Clare	Planning Agent or Consultant
GVA	Gemma	Hiden	Planning Agent or Consultant
		Kinson	Resident or Individual
	D	Godfrey	Resident or Individual
Barton Willmore	Sam	Lake	Planning Agent or Consultant
Woodland Trust	Justin	Milward	Public agency / organisation
WYG	Aaron	Coulter	Planning Agent or Consultant
WYG	Colin	James	Planning Agent or Consultant
Aspinall Verdi	Atam	Verdi	Planning Agent or Consultant
Real Estate Investors Plc (REI Plc)			Developer or Investor

Pre-Submission Modification Additional Contacts

Company Name	First Name	Last Name	Contact Type
Barnshaws Steel Bending Group	Matthew	Pritchard	Landowner
	Michelle	Walton	Resident or Individual
Cannock Chase AONB Unit	Ruth	Hýtch	Public agency / organisation
	Paul	Neale	Resident or Individual
	Jenny	Wheale	Resident or Individual
Association of Greater Manchester Authorities (AGMA) on behalf of GMCA	Carolyn	Williams	Local Authority
The Wildlife Trust for Birmingham and Black Country	Georgia	Stokes	Public agency / organisation
Historic England	Peter	Boland	Statutory Consultee
Forestry Commission	Donna	Tavernor	Statutory Consultee
Black Country Chamber of Commerce	Bhanu	Dhir	Statutory Consultee
Walsall Council Transport	Matt	Crowton	Local Authority
	Stuart	Everton	Statutory Consultee
Groundwork	Michelle	Mansell	Community or Other Organisation
Barton Willmore	Alastair	Bird	Planning Agent or Consultant
BM3	Dina	Zannetaki	Planning Agent or Consultant
Savills	Jessica	Graham	Planning Agent or Consultant
Accord Housing			Other
Black Country Housing Association			Other
Heuntun Housing Association			Other
Housing 21			Other
Harden Housing Association (WM Housing Group)			Other
Midland Heart Housing Association			Other
Nehemiah Housing Association			Other
Sanctuary Housing Association			Other
Walsall Housing Group			Other
Watmos Housing Cooperative			Other

Turley	Tom	Armfield	Planning Agent or Consultant
Brooke Smith Planning	Emily	Vyse	
Starbucks Coffee			Business
Outfit			Business
Mothercare			Business
Frankie & Benny's			Business
Clintons			Business
			Business
Turley Associates	Beth	Lambourne	Planning Agent or Consultant
Pegasus Planning	Ben	Cook	Planning Agent or Consultant
	Louise	Walker	
Indigo Planning	Fraser	Dann	Planning Agent or Consultant
Wyevale Garden Centres Ltd	David	Lazenby	Landowner
First City	Chris	Bywater	Planning Agent or Consultant
DLP Planning Ltd	Lisa	Li	Planning Agent or Consultant
Barton Wilmore	Victoria	Lane	Planning Agent or Consultant
Richborough Estates Ltd	Haydn	Jones	Land & Property Agent or Surveyor
Cerda Planning	Clare	Garrad	Planning Agent or Consultant
Planit Planning and Development	John	Williams	Planning Agent or Consultant
Axisped			Type Unknown
Crestwood Enviromental Ltd	Adam	Collinge	Planning Agent or Consultant
CT Planning	William	Brearely	Land & Property Agent or Surveyor
Planning Potential	Emily	Baldesera	Planning Agent or Consultant
Delta Planning	Maria	Sheridan	Planning Agent or Consultant
	Maria	Sealey	Resident or Individual
Pegasus Planning	David	Wilson	Planning Agent or Consultant
Barratt West Midlands	Mark	Elliot	Developer or Investor

