

Appendix B – Inspectors’ Recommendations

Section Number	Core Strategy Section	Original Text	Recommendation	No.
1	Introduction to the Core Strategy			
2	The Black Country in 2026			
Table 2		Various housing figures for Strategic Centres	Make consistent with Table 6 and Appendices 2 and 3	1
3	Creating Sustainable Communities			
Policy	HOU2	Parts 5 and 6 of Policy and Table 8	Move to supporting text of policy.	2
Policy	HOU4 (part 3)	All of the following criteria will be applied when allocating sites. The same criteria will be applied when determining planning applications, where there is a demonstrable need not met through allocated sites. Support will be given to proposals meeting all of the criteria below where there is demonstrable need not met through allocated sites	Replace all of part 3 with “The Black Country Authorities will assess proposals against the criteria below where there is demonstrable need not met through allocated sites.”	3
4	The Economy, Employment and Centres			
Policy	CEN3	Table 15 – Additional Convenience Shopping Provision	Delete Table 15	4

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	<p>Part 1 before Table 15</p> <p>Part 3</p> <p>Part 4</p>	<p>Between 2009 and 2026 each Local Authority will plan for the following additional amounts of convenience floorspace, prior to commitments:</p> <p>The vast majority of convenience floorspace is expected to be delivered by existing commitments.</p> <p>Any proposal exceeding 500 sqm net floorspace - whether brought forward through an LDD or planning application, that would lead to the amount of floorspace in an individual strategic centre exceeding the figures set out in the Table above, will only be considered favourably if the retail impact assessments contained in the most recent national guidance on retail planning are satisfied.</p> <p>FPC - PA11A into CEN3</p>	<p>Delete "the following", "amounts of" and ", prior to commitments:"</p> <p>Part 3 - Replace with "The final amounts of convenience retail development in each of the other SCs will be examined in the relevant AAPs where the majority of convenience floorspace is expected to be delivered by existing commitments".</p> <p>Part 4 - Replace with "Any proposal exceeding 500 sqm net floorspace - whether brought forward through an LDD or planning application, in an individual strategic centre will be considered favourably if the retail impact assessments contained in the most recent national guidance on retail planning are satisfied.".</p> <p>Change "Brierley Hill Strategic Centre" to "Merry Hill"</p>	<p>4A</p> <p>5</p> <p>6</p> <p>7</p>
5	Transportation and Accessibility			

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6	Environmental Infrastructure			
6.3a	ENV1	Development plans and proposals should demonstrate appropriate and proportionate measures sufficient to avoid or mitigate significant identified adverse impacts. Guidance will be given through subsequent local development plan documents.	Replace with "Depending on the outcome of this research, development plans and proposals may be required to should demonstrate appropriate and proportionate measures sufficient to avoid or mitigate significant identified adverse impacts. Guidance may will be given through subsequent local development plan documents."	8
8	Minerals			
	MIN3 (part 7)	However, local demand for fireclay for brick manufacture is currently being met mainly from imports. Opportunities to produce fireclay through surface coal working should be exploited where feasible (see Policy MIN4).	Replace with "Local demand for fireclay for brick manufacture is currently being met mainly from imports. Opportunities to produce fireclay through surface coal working should be exploited where feasible (see Policy MIN4) and environmentally acceptable. Insert MA6: Yorks Bridge (Walsall) and on Minerals Key Diagram, plus introductory sentence into policy as for Etruria Marl.	9 10
8.44	MIN3	There may be opportunities to extract fireclay in association with the	Delete " , but there is no certainty this will happen."	11

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		<p>working of coal as a by-product of surface coal working in the future, but there is no certainty this will happen. Requirements for fireclay and surface coal working are set out in Policy MIN4. It is estimated that there are around 1.63 million tonnes of fireclay resources in the Brownhills area of Walsall. However, as there is no certainty that these resources can or will be worked. As there is no clear evidence of the amount of resource present, its quality, nor any certainty that production will occur within the plan period, it is not possible to set targets for fireclay production in the Core Strategy at the present time or to identify areas of search.</p>	<p>Delete "However, as there is no certainty that these resources can or will be worked. As there is no clear evidence of the amount of resource present, its quality, nor any certainty that production will occur within the plan period, it is not possible to set targets for fireclay production in the Core Strategy at the present time or to identify areas of search.</p>	
8.51 and 8.52	MIN4	<p>However, there is insufficient evidence to support its identification as an area of search or mineral working site in the Core Strategy. It has not been demonstrated that the proposal would not harm the integrity of the adjacent nearby Cannock Extension Canal SAC, and it is also unclear whether the proposal can be</p>	<p>Replace second and third sentences of para 8.51 with "Any proposal for fireclay working at Yorks Bridge must satisfactorily address potential impacts on the nearby Cannock Extension Canal SAC, Brownhills Common and the Slough SINC, Wyrley and Essington Canal SLINC, local communities and businesses, and the</p>	12

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		<p>delivered within the plan period. Any proposal for working at Yorks Bridge must address potential harmful impacts on the SAC, Brownhills Common and the Slough SINC, Wyrley and Essington Canal SLINC, local communities and businesses, and the local highway and canal networks.</p>	<p>local highway and canal networks.”. Delete para 8.52.</p>	
Appendices				
Appendix 2 Detailed Proposals for Regeneration Corridors and Strategic Centres				
2.8	West Bromwich SC	<p>Convenience retail development targets - 2009 to 2026.</p>	<p>Replace reference to convenience shopping target of 4,800 sq ms net and subsequent sentence with “The level of convenience retail provision over the plan period will be determined in the West Bromwich Strategic Centre AAP. It is anticipated that the majority of this floorspace will be met by existing commitments.”.</p>	13
3.4	Walsall SC	<p>The 8,000 sqm of net convenience floorspace referred to in CEN3 is expected to be delivered in Walsall Town Centre through existing commitments. For the most part this</p>	<p>Replace first part of para 3.4 with “The level of convenience floorspace for the strategic centre will be determined in the Walsall Strategic Centre AAP. It is expected to be</p>	14

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		new floorspace will be provided by the Tesco supermarket on the former Walsall College of Art & Technology site and the Walsall Waterfront development.	delivered through existing commitments such as the Tesco supermarket on the former Walsall College of Art & Technology site and at Walsall Waterfront North.”.	
Development Requirements	Wolverhampt on SC	Convenience retail development figures	Delete convenience retail development 2009 – 2026 figures.	15
4.6	Wolverhampt on SC	In terms of convenience retail provision, 10,800 sqm net of floorspace will be delivered over the plan period in Wolverhampton City Centre. Current commitments will ^{can} meet the majority of this requirement for large-scale convenience goods floorspace, most notably by a major foodstore at Raglan Street and at the retail core expansion area development. The delivery of floorspace will continue to be monitored over the plan period, having regard where necessary to updated need forecasts and central government policy advice.	Replace second part of para 4.6 with “The level of convenience retail provision over the plan period will be determined in the Wolverhampton City Strategic Centre AAP. It is anticipated that the majority of this floorspace will be met by existing commitments.”.	16

Footnote: Text in red relates to the Further Proposed Changes