

Black Country Core Strategy – Publication Document

Errata

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Introduction

This paper sets out amendments to the Publication document to reflect errors that were not identified prior to the document being printed. The changes are highlighted as tracked changes to the printed document with deleted text struck out and new text in italics as shown below:

~~Deleted text~~

New text

Chapter 2 – the Black Country in 2026

Page 26 - Policy CSP1

Table 2

Wolverhampton Transport Improvements

- ~~Ring road remodelling to extend centre by increasing accessibility~~
- *Review the opportunities to improve pedestrian and cycle crossing facilities across the ring road, road traffic capacity requirements and the environmental improvements, including planting strategies that could be implemented along the ring road 'corridor'.*

Page 27 – para 2.17

Of this retained employment land, the Strategy identifies ~~4,584~~ 1,565 ha as being of existing or potential High Quality strategic importance with the potential to attract high quality, high technology investment. This includes some 100ha of existing or committed land within South Staffordshire to the north of Wolverhampton which given its proximity is considered to contribute towards meeting Black Country employment needs,. Of the ~~4,584~~1,565 ha requirement for 2026, in 2009 only ~~593~~ 527 ha is assessed to be existing high quality. Over the lifetime of the Plan we need to secure ~~4,054~~ 1,038 ha of additional high quality land. This will be achieved through a range of improvements from minimal environmental enhancements, to major new access improvements to the rail / motorway network and through to wholesale long-term redevelopment. Achieving improvement across such an extensive area of employment land is a considerable challenge and requires a well-resourced partnership approach.

Page 27 - Para 2.10

The release of land for housing in the Regeneration Corridors and the density and type of housing delivered will be closely monitored in order to deliver a balanced housing offer but also ensure the retention of sufficient local employment land to meet identified needs by 2026. Policy EMP3 indicates that ~~4,292~~ 1,311 ha of local employment land is considered necessary to accommodate manufacturing, logistics and other local employment activity which is not appropriate for High Quality Strategic locations and firms which are displaced through employment land restructuring. The Spatial Strategy ensures this amount of land is retained, as a minimum, within the Regeneration Corridors and free-standing employment sites.

Chapter 4 – the Economy, Employment and Centres

Page 65 – Policy EMP2

The High Quality Strategic Employment Areas will be characterised by excellent accessibility, high quality environment and clusters of high technology knowledge based sectors. The Black Country currently provides 527 ha of high quality land and we will safeguard them for manufacturing and logistics uses within Use Classes B1 (b) (c), B2 and B8.

The Black Country needs an additional ~~1,055~~ 1,038 ha of High Quality Employment Land. Targets for each Local Authority area is set out in Table 11.

Some employment generating non Class B uses will also be permitted on actual and potential high quality employment sites, where they can be shown to support, maintain or enhance the business and employment function of the area.

We will encourage high quality development / redevelopment and discourage development that prejudices quality, dilutes employment uses or deters investment. We will also seek public intervention to support development, improvement and marketing of these sites.

These sites will be protected from redevelopment for other non-employment uses.

Table 11 – High Quality Employment Land Targets to 2026

Local authority	Existing High Quality Employment Land (2009) (ha)	Proposed High Quality Employment Land 2016 (ha)	Proposed High Quality Employment target 2026 (ha)
Dudley	158	197	274
Sandwell	192	284	467
Walsall	53	149	336 317
Wolverhampton	123	224	417
South Staffordshire	7	41	90
TOTAL	533	896	1,584 1,565

Source: 2009 GVA Grimley Assessment of Employment Sites Report, table 3.8

Page 66 – Para 4.9

Of the ~~1,580~~ 1,565 ha requirement for 2026, in 2009 only ~~533~~ 527 ha was assessed in the 2009 GVA Grimley Assessment of Employment Sites Report to be existing high quality. Over the lifetime of the Plan we need to secure ~~1,047~~ 1,038 ha of additional high quality land. The GVA Grimley Assessment of Employment Sites Report anticipates that some 430ha may come forward from the development of new sites and 680ha from improvements. We have set out how we plan to achieve this change for each regeneration Corridor as set out in Appendix 2. This is based on the strategic evidence we have which

shows how we may expect our targets to be delivered. We recognise there may need to be some flexibility as local documents are progressed

Page 67 – Policy EMP3

Policy

By 2026, we will provide ~~4,282~~ 1,311 ha of local quality employment land.

Local quality employment areas are characterised by a critical mass of industrial, warehousing and service activity in fit for purpose accommodation with good access to local markets and employees. These areas will provide for the needs of locally based investment and will be safeguarded for the following uses:

- **Industry and warehousing**
- **Motor trade, including car showrooms, garages and vehicle repair**
- **Haulage and transfer depots**
- **Trade wholesale retailing and builders merchants**
- **Scrap metal, timber, construction premises and yards**
- **Waste collection, transfer and recycling uses as set out in Policy WM4**

Not all areas will be suitable for all uses and Local Development Documents may provide further detail to limit the scope of uses which are acceptable.

Targets for the quantity of Local Quality Employment Land for each Local Authority Area are set out in Table 12:

Table 12 – Local Quality Employment Land Targets to 2026

Local authority	Existing Quality Employment (2009) (ha)	Local Land	Proposed Quality Employment 2016 (ha)	Local Land	Proposed Quality Employment target 2026 (ha)	Local
Dudley	669		580		374	
Sandwell	1,059		923		384	
Walsall	682		519		285 304	
Wolverhampton	636		526		235	
South Staffordshire	14		14		14	
TOTAL	3,060		2,562		1,292 1,311	

Source: 2009 GVA Grimley Assessment of Employment Sites Report, table 3.8

An indicative breakdown by regeneration corridor to illustrate how this target will be achieved is set out in Appendices 2 and 3.

The broad location of these local employment areas is shown on the Key Diagram and Regeneration Corridor Plans, and detailed boundaries will be confirmed in Area Action Plans, Allocations Development Plan Documents and Proposals Maps.

Page 68 – Para 4.15

Local Quality Employment Areas are particularly prevalent in the Black Country and play an important role. They provide a valuable source of low cost accommodation

which is vital in providing for local employment and a balanced portfolio of different sizes and quality of sites. The technical evidence predicts that the demand for local quality employment land will fall over the Plan period. To accommodate this change and avoid a surplus of such land, the Strategy proposes that some of our existing employment land be upgraded to high quality in line with Policy EMP2. It also proposes phased redevelopment for housing and other uses of the remaining surplus, comprising up to 1,003 ha of the poorest performing land which does not meet the characteristics of local (or high) quality employment land over the Plan period. This redevelopment will be managed by Core Strategy Policy DEL2. At least ~~1,292~~ 1,311 ha needs to be retained as local quality to 2026.

Page 69 - Policy EMP4

Policy

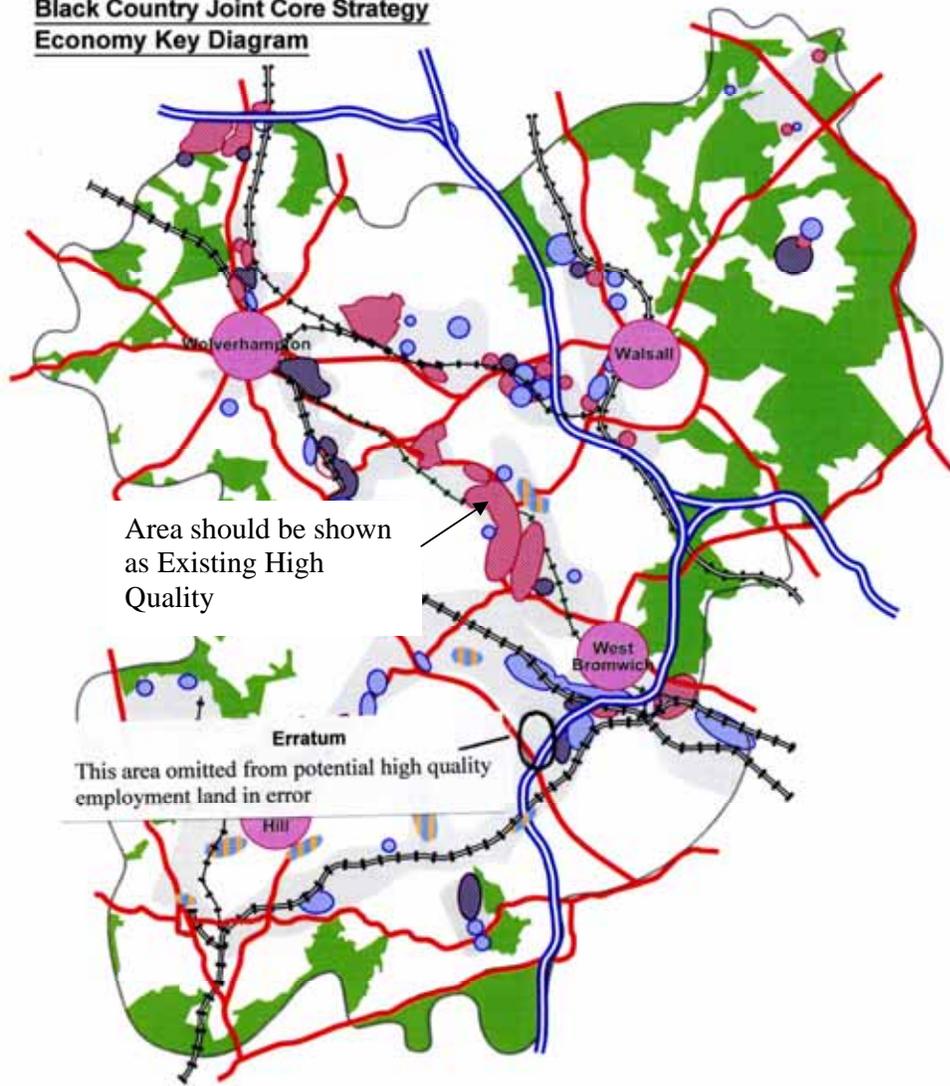
We aim to have 185 ha (five years supply) of land readily available at any one time. It will comprise the following minimum provision of land for each local authority. This is in addition to retained stock in Table EMP2 and EMP3.

- **Dudley – ~~15ha~~ 28ha**
- **Sandwell – ~~69ha~~ 70ha**
- **Walsall – ~~50ha~~ 46ha**
- **Wolverhampton – ~~54ha~~ 41ha**

Page 70 – para 4.20

The 2009 Black Country Employment Sites Study has shown that the Black Country can provide a five year supply of readily available land of ~~130~~ 103 ha (as identified in the 2008 RELS)). The RELS survey identifies a further 205 ha of employment land with planning permission or identified for development but has constraints in the short to medium term. The 2009 Employment Sites Study identifies a further 480 ha of employment land which may come forward for development through recycling of existing sites over the JCS period. This has informed the figures in Appendix 2 which set out the anticipated supply of land brought forward through recycling for each Regeneration Corridor.

**Black Country Joint Core Strategy
Economy Key Diagram**



Economy Sub-Key Diagram

- | | |
|--|------------------------|
| Existing High Quality | Green Belt |
| Potential High Quality | Regeneration Corridors |
| Local Employment | Passenger Rail |
| Proposed Housing/Local Employment Mixed Area | Freight Rail |
| Strategic Centres | Midland Metro |



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Page 88 – Policy CEN5

Lye in Dudley Borough has been identified as a priority to provide convenience floorspace of up to 650 -1000 sqm net to strengthen its role as a District Centre to meet the needs of its local population.

Chapter 7 - Waste

Pages 124-129 – Policy WM1 Sustainable Waste and Resource Management

Policy text below Table 17

~~The above requirements reflect gaps in existing provision and future requirements, taking into account proposed housing growth, capacity likely to be lost as a result of proposals for change within the Growth Network, and the need to diversify the range of recovery and treatment capacity currently available in the Black Country.~~

~~These requirements are based on the assumption assume that existing capacity will be maintained in line with Policy WM2, and that the Black Country's future waste requirements will be in line with what is assumed in the updated RSS apportionments in Appendix 6 (Tables WM1d and WM1e). To discourage further waste growth, Policy WM5 sets out waste and resource management requirements for new developments.~~

Justification

Sustainable Waste Management – General Principles

Para 7.3

The emerging regional waste strategy is set out in the draft RSS Phase 2 Revision Preferred Option (December 2007). The principles of this strategy have already been carried forward into the waste policies and proposals and into other elements of the Core Strategy. Policies WM1 – WM5 require new developments to address waste as a resource (thus discouraging further waste growth), and include targets and proposals aimed at ~~providing sufficient waste management capacity to achieve~~ *achieving* “equivalent self-sufficiency” in waste treatment by 2026.

New para 7.3a

The targets and requirements in Policy WM1 ~~are aimed at addressing the minimum diversion targets in the RSS, and other deficiencies identified through the waste technical work and consultation and engagement process~~ *significant gaps in existing waste management capacity, and future requirements. They also reflect proposed housing growth, capacity likely to be lost as a result of proposals for change within the Growth Network, and the need to diversify the range of recovery and treatment capacity currently available in the Black Country.*

Para 7.4 - The “equivalent self sufficiency” principle means that by 2026 the Black Country as a whole, and each of the authorities individually, should have in place the capacity needed to manage a tonnage of waste equivalent to that arising within the area. Although this does not mean that all of the waste arising in the Black Country will necessarily be managed in the Black Country, if ~~we have~~ *the area has* more waste facilities which can manage a wider range of wastes, this should give local communities and businesses more opportunities to manage their waste locally rather than having to export it to other areas. Minimising the distance waste needs to travel will also indirectly reduce the impact of waste on the highway network, air quality and greenhouse gas emissions.

Future Waste Arisings

Para 7.5 - A considerable body of technical work has been undertaken at a regional and local level to determine how much waste is likely to arise in the Black Country between now and 2026. *A summary of existing and projected waste arisings can be found in Appendix 6 (Tables WM1a and WM1b)*

7.6 - ~~The waste management requirements in WM1 are based on current and future projected arisings and which have in turn informed the landfill diversion requirements in the RSS. The waste arisings data has which have been further refined and developed in the Black Country Waste Planning Study Final Version (May 2009) (BCWPS) undertaken on behalf of the authorities by Atkins Ltd. The MSW projections reflect the levels of housing growth proposed in Policy HOU1. The Waste Background Paper 2 (November 2009) (BCWBP2) provides an update on the latest waste arisings data further background information on this data, updating the information in the BCWPS. This which shows that the RSS and BCWPS projections are generally valid although this will need to be kept under review. A summary of estimated current arisings and projected arisings by 2026 can be found in the Waste Data Tables in Appendix 6.~~

Landfill Diversion Targets and Future Waste Management Requirements

~~Para 7.8 Landfill capacity in the Black Country is also diminishing and may not be replaced at the rates it is being used up. At present it is estimated that there will be sufficient inert and non-hazardous landfill capacity available within existing sites and sites expected to come forward in the foreseeable future to meet requirements up to 2026 and beyond. However, landfill capacity in other parts of the region is also falling, and the latest evidence suggests that landfill capacity at a regional level may not last until 2026. If landfill capacity reduces over time, waste producers will be forced to consider alternatives. There are a number of other drivers likely to reduce reliance on landfilling in the future, such as the Landfill Tax and the Landfill Allowance Trading Scheme (LATS).~~

Para 7.9 - In line with PPS10, the emerging RSS has set minimum landfill diversion targets or “apportionments” for MSW and C&I waste for the Black Country up to 2026. These targets are expressed as *minimum* tonnages of waste to be ~~managed at facilities other than landfill sites~~ *diverted away from landfill*, in other words, *managed at* facilities which can re-use, recycle, compost, recover or treat waste. This therefore tells us how much MSW and C&I capacity we need to have in place in the Black Country by 2026 to demonstrate “equivalent self-sufficiency.”

Para 7.10 - The Black Country authorities have themselves set local targets for *diversion of Municipal waste*, recycling of household waste and reduction of residual household waste ~~in their Sustainable Community Strategies and through their Municipal Waste Management Strategies (MWMS) and Local Area Agreements (LAAs)~~. Each authority is also subject to LATS targets, aimed at reducing the amount of biodegradable MSW sent to landfill. The RSS targets and underlying waste technical data for the Black Country have been further developed and refined through the BCWPS, in consultation with the Waste Disposal Authorities, to provide diversion targets for each authority for MSW and C&I Waste (see ~~Monitoring section below Appendix 6, Tables WM1c, WM1d and WM1e~~).

Existing Waste Management Capacity and Capacity Gaps

Para 7.14 - The BCWPS indicates that the Black Country has significant waste management capacity and this is confirmed in the most recent regional capacity estimates (West Midlands Regional Waste Capacity Database, September 2009 – see BCWBP2 for details). However, there are overall treatment capacity gaps in waste treatment provision across all waste streams apart from C&I and hazardous waste treatment – these are the “capacity gaps” that the Core Strategy must address if the Black Country is to achieve “equivalent self-sufficiency” by 2026. The Waste background Paper 2 summarises the current position with regard to existing and long-term capacity gaps are summarised in Appendix 6 (see Tables WM1f and WM1g). The gaps include allowances for existing capacity likely to be lost as a result of planned land-use changes in this strategy.

Para 7.18 - The evidence base shows that the Black Country will be able to achieve an overall balance between its landfill diversion targets and waste recovery and treatment capacity by 2026, provided that there is no significant net loss in existing capacity, that the strategic site allocations in Policy WM3 are delivered, and that the balance – the residual requirements - will be provided by other as yet unidentified proposals for waste management facilities coming forward within the plan period through allocations in other DPDs or other mechanisms, MWMS, and the development management process.

Delivery

Indicator	Target
LOI WM1a - Diversion of waste from landfill – a) % Municipal waste diversion b) % Commercial waste diversion	Targets for the Black Country are set out in the Table 16, and for individual WPAs in Appendix 6 (Tables WM1d and WM1e)

Pages 132-135 – Policy WM3 Strategic Waste Management Proposals

Table 18 – Proposed Locations for New Strategic Waste Management Infrastructure

Site / Location	Map Ref	WPA	Proposal	Waste Stream(s)	Estimated Throughput Capacity (TPA)	Timescale for Delivery
Aldridge Quarry, Birch Lane, Aldridge	WP1	Walsall	Inert Landfill	CD&EW	765,000 (total capacity)	To be confirmed
Dudley Borough	N/A	Dudley	Satellite Depot/ Depot/ Bulking Facility	MSW	10,000	2015/16
Dudley Borough – north	N/A	Dudley	Additional HWRC	MSW	30,000	2020/21
Former Gulf Oil Depot, Union Road, Smethwick	WP2	Sandwell	Waste Treatment	To be confirmed	To be confirmed	To be confirmed
Former Trident Alloys Site, Fryers Road, Bloxwich	WP3	Walsall	Resource Recovery Park (MRF and CHP)	C&I, CD&EW	240,000	2010/11 – 2011/12
Oak Farm Clay Pit and Environs	WP4	Dudley	Non-Hazardous Landfill/ Waste Treatment (possibly)	MSW, C&I, CD&EW	2,000,000 (total capacity) Total capacity to	To be confirmed

					<i>be confirmed</i>	
Pikehelve Eco-Park, Hill Top, Wednesbury	WP5	Sandwell	Resource Recovery Park (possibly MRF, MBT, IVC)	MSW	200,000	By 2014/15
Sandown Quarry, Stubbers Green Road, Aldridge	WP6	Walsall	Non-Hazardous Landfill	MSW, C&I, CD&EW	2,400,000 (total capacity) Total capacity to be confirmed	Post 2020/21
SITA Transfer Station, Neachells Lane, Willenhall	WP7	W'ton	Expansion of Existing Facility (various options)	C&I, CD&EW	Up to 60,000	Post 2016
Walsall Borough	N/A	Walsall	Replacement Depot	MSW	N/A	2015/16
Walsall Borough – Darlaston / Willenhall	N/A	Walsall	Additional HWRC	MSW	10 – 15,000	To be confirmed

~~Further site allocations for waste management may also come forward. The above proposals will not meet all of the Black Country's waste management requirements up to 2026. The residual requirements (see Table 19) will be addressed through other DPDs, regeneration frameworks, Municipal Waste Management Strategies and planning applications, as appropriate. Such proposals must comply with the guidance in Policy WM4.~~

Justification

Residual Capacity Requirements

~~Para 7.32 - There are further details of how residual requirements will be addressed in the Waste Data Tables (Appendix 6) BCWBP2.~~

New heading - Residual Requirements for MSW

~~New para 7.32a - As there is no Joint Waste Authority, each Black Country authority will continue to be responsible for addressing its own MSW requirements through future reviews of its Municipal Waste Management Strategy and where appropriate, through site allocations in other DPDs.~~

~~Para 7.33 – With regard to MSW a There is already significant new MSW capacity in the pipeline. As well as the proposal at Pikehelve Eco-Park, by 2012/13, Sandwell and Walsall will have access to around 110,000 TPA of capacity at the proposed W2R EfW plant to be developed at Four Ashes in South Staffordshire by Staffordshire County Council in partnership with Sandwell MBC, Walsall MBC and Warwickshire County Council. As this proposal is in another WPA area, it we cannot be allocated it in the Core Strategy although we can take it into account the capacity gap takes into account the capacity it will provide (see Appendix 6, Table WM1f).~~

~~Para 7.34 - No other MSW proposals have been identified apart from the HWRCs and Depots required by Dudley and Walsall. Although residual capacity requirements have been identified for recycling and composting, the authorities are expected to continue with existing arrangements for managing dry recyclable waste and green waste through waste management contracts with commercial operators in the short to medium- term. The need for new infrastructure will be kept under review, and if the~~

~~situation changes, further MSW recycling and composting capacity may be needed. Any new MSW capacity is needed this will be brought forward through individual authorities' Municipal Waste Management Strategies and Site Allocations DPDs or other DPDs as appropriate.~~

New heading - *Residual Commercial Waste Management Capacity Requirements*

New Para 7.34a - Each Black Country authority will be responsible for bringing forward the capacity identified in Table 19 through site allocations in other DPDs (such as Site Allocations DPDs or Area Action Plans) and through the development management process. When planning to address the residual requirements through another DPD, the requirement may need to be adjusted to take into account significant net losses or net gains in capacity identified through monitoring. The suitability of all new proposals / sites should be assessed against the criteria in Policy WM4.

~~Para 7.35 - Monitoring shows that commercial waste management proposals are continuing to come forward in the Black Country despite the recession, although at a slower rate, and not all of them will necessarily be implemented. Other future Some commercial waste management proposals may also be difficult to identify through monitoring if operators are able to find a site or building with an appropriate lawful use. In the absence of any evidence to the contrary, we expect market-led proposals to continue to come forward throughout the plan period at similar rates to the recent past. There will also be opportunities to bring forward new waste management proposals through other DPDs such as Site Allocations DPDs and Area Action Plans. The suitability of all new proposals / sites will be assessed against the criteria in Policy WM4.~~

New heading - *Provision for Managing Contaminated Soils*

~~Para 7.37 - In accordance with emerging RSS policy, we the authorities have given specific priority to identifying sites for managing contaminated soils. There is already one operator specialising in this field in-situ treatment based in the Black Country (Enviro-treat in Dudley), and their base has been identified as a strategic site (see Policy WM2 and Appendix 6).~~

~~Para 7.38 - So far no waste operator has come forward with a firm proposal for such a facility. The Stage Two Infrastructure & Deliverability Study and Viability Study by Mott MacDonald have also not identified contaminated soil as a barrier to deliverability of the overall strategy, nor have they identified any particular "hot spots" for contamination. The evidence therefore does not support the identification of preferred locations or specific sites for such facilities in the Core Strategy. Unfortunately, it is not possible to allocate a specific site or location in the Core Strategy for the storage, treatment or remediation of contaminated soils, for the following reasons. Firstly, no waste operator has come forward with a proposal for such a facility in the Black Country. Secondly, the evidence does not support the identification of any particular preferred location or area of search for such facilities at the present time.. Thirdly, the BCWPS highlighted that approaches towards management of contaminated soils may vary according to the conditions and the circumstances, and we therefore cannot even identify which technologies may be most suitable.~~

~~New Para 7.38a - The desk-top evidence presented in the Stage Two Infrastructure & Deliverability Study and Viability Study by Mott MacDonald does not identify where contaminated land is present in the Black Country as this can only be determined~~

with certainty through site investigations. However, it does identify areas of made ground and worked ground where contamination may be present. This suggests that most of the Regeneration Corridors are likely to be affected to some extent. Thus, it is not possible to quantify the extent of the problem at a strategic level or identify the most suitable location for a treatment facility.

Para 7.39 - ~~However, it is accepted that this is an important issue which if not addressed may affect the deliverability of some regeneration projects~~ *the Viability Study does identify contamination and land remediation as important issues likely to affect the cost of development and potential viability of particular sites. The Core Strategy therefore provides guidance on suitable locations for such different types of facilities to store, treat and remediate contaminated soils (Policy WM4). It also sets out requirements for the management of contaminated soils where they occur within sites areas proposed for regeneration projects and growth (Policy WM5).*

New heading - Future Landfill Requirements

Para 7.40 - ~~The Black Country will~~ *is expected to be self sufficient in non-hazardous landfill capacity if the three planning obligated site proposals come forward within the plan period. However, Sandown Quarry and Oak Farm Clay Pit are likely to be medium to long-term proposals as there are still significant mineral reserves remaining within them. The void space likely to be available within these sites is also uncertain.*

Primary Evidence

Black Country Waste Planning Study (May 2009), Atkins
Black Country Employment Land Study (November 2009), GVA Grimley
Black Country Stage Two Infrastructure & Deliverability Study - Technical Note 6: Ground Risk and Mineral Extraction (November 2009), Mott MacDonald
Black Country Viability Study (November 2009), Mott MacDonald
Black Country Core Strategy Waste Background Paper 2 (November 2009), Black Country Authorities
West Midlands Regional Waste Capacity Database (September 2009), WMRA

Pages 135-140 – Policy WM4 - Locational Considerations for New Waste Management Facilities

Policy

Key Locational Considerations for All Waste Management Proposals

Proposals should demonstrate how they will contribute towards Spatial Objective 9 and the strategic objectives of Policy WM1, such as the contribution they will make towards landfill diversion, delivery of new waste management capacity and diversification of the range of facilities currently available. All proposals should include details of the proposed operations and the technologies involved, the types of waste to be managed, the maximum throughput capacity, the source of the wastes, and in the case of recycling, composting and recovery facilities, the recovery rate/ end products.

Waste arising in the Black Country should be managed within the Black Country where feasible, and should be managed as close as possible to its source of origin. Proposals involving on-site management of waste will be

supported where this would not have unacceptable impacts on neighbouring uses. *To minimise impacts on the highway network, wherever possible, opportunities should be taken to transport waste by rail or inland waterway, particularly where freight opportunities have been identified (see TRAN3).*

The development of “shared” Municipal waste management facilities to be used by more than one waste planning authority/ waste disposal authority, and the co-location of Municipal and commercial waste operations will be supported in principle, where this would generate benefits in terms of increased viability/ economies of scale, minimising the distance waste needs to travel, and improved access to facilities for local communities and businesses. The clustering of related or complementary waste treatment, transfer and disposal operations in a specific location will also be supported, where this would not have adverse cumulative impacts on neighbouring uses.

All proposals should ~~minimise~~ address visual impacts, *potential detrimental effects on the environment and human health*, and localised impacts on neighbouring uses from noise, emissions, odours, vermin and litter. *To minimise such impacts, wherever possible, waste management operations should be enclosed contained within a building or other physical structure enclosure.* The design of new buildings, other structures, boundaries and landscaping should *also* make a positive contribution to the area (see ENV3).

Preferred Locations for Enclosed Waste Management Facilities

All text to remain until

Operations Likely to be Suitable on Local Quality Employment Areas only

- Transfer stations / skip hire
- Small scrap yards and open storage facilities
- Hazardous waste treatment / processing facilities
- Urban quarries (enclosed CD&EW processing/ aggregate recycling)
- Storage/ screening/ *other treatment* of contaminated soils

All proposals should demonstrate compatibility with the uses already present within / adjacent to the area and with future aspirations for the area, for example, if it is a Potential High Quality Strategic Employment Area (see EMP2). New waste management facilities will only be allowed on employment land which is predominantly B1 (a) where it would compliment the uses in that area. *Proposals involving the management of hazardous wastes should demonstrate that the proposed use would not cause harm to the environment, human health or neighbouring uses.*

Preferred Locations for Open Air Facilities

All text to remain unchanged until

Proposals for landfilling, land-raising or disposal of waste to land for restoration should include a suitable method of infilling and landscaping using materials appropriate to the proposed after-use and the underlying geology/ hydrology. They should aim to achieve the earliest practicable restoration of the site to a beneficial after-use appropriate to the location, and provision for

after-care (see also MIN5). Proposals for re-working of deposited wastes or pre-treatment of wastes at a landfill site will not be permitted if this would result in restoration being significantly delayed. Where proposals for landfilling or land-raising with non-hazardous wastes are likely to generate significant amounts of gas, they should include provision for the monitoring, control and venting of gases and the treatment of leachate, and where feasible, provision to capture landfill gas for energy.

Assessment Criteria for New Waste Management Facilities

When considering new proposals involving waste management operations or for new waste management facilities, the authorities will have regard to the following criteria:

- **Consistency with waste strategy**
- **Proximity to source of waste**
- **Suitability, flexibility and adaptability**
- **Potential for co-location/ synergies**
- **Re-use of previously-developed land**
- **Environmental/ amenity impacts**
- ***Compatibility with economic growth strategy***
- **Transport and accessibility**

The same criteria will be used to identify and select sites for inclusion in other DPDs and *Municipal Waste Management Strategies* as well as for assessing planning applications.

Justification

Policy Background

Para 7.43 - The framework has also informed the locational considerations, and assessment criteria in this policy, which should be taken into account when planning a new waste management facility, whether it will come forward through another DPD, a regeneration framework, a *Municipal Waste Management Strategy* or a planning application.

Para 7.44 - The strategic proposals in Policy WM3 will not provide sufficient capacity to meet the whole of the Black Country's waste management requirements up to 2026. The remaining capacity – the *residual capacity identified in Table 19* - will be met from site allocations in other DPDs, regeneration frameworks, MWMS and / or planning applications.

Locations Suited to Different Types of Operations

Para 7.48 - As the strategy towards sustainable waste management involves broadening the range of waste management infrastructure available in the Black Country it is necessary to identify a range of opportunities that can accommodate different types of operation *and technology*. The Core Strategy has also responded to the views expressed by the waste industry that a *variety of* broad locations should be identified rather a limited number of site allocations.

Appendix 2

Page 4-5 – Brierley Hill

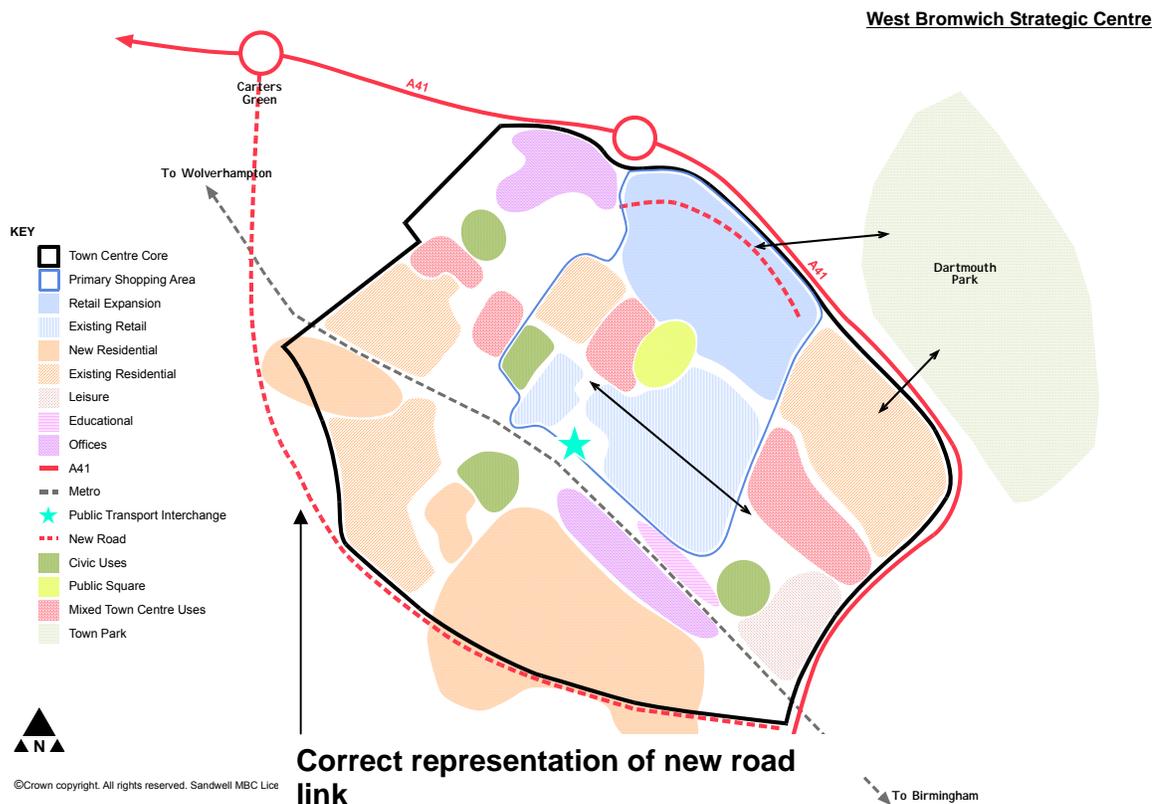
Development Requirements:

Convenience retail development 2009-26	7,700 sq metres (gross)
<u>Of which:</u>	
2009-16	4,600 sq metres (gross)
2016-26	3,100 sq metres (gross)

Amended to:

Convenience retail development 2009-26	- 5,000 sq metres (net)
<u>Of which:</u>	
2009-16	- 5,000 sq metres (net)

Page 12 – West Bromwich Strategic Centre Map



Pages 13-14 - Walsall Strategic Centre

Para 3.1 – Features

- A centre for public and professional offices, with some commercial offices, ~~with the need for~~ but currently lacking an active office market

Para 3.4 – The Economy, Employment and Centres

- Figures from the RSS Phase 2 Revision indicate that an additional 60,000 sqm gross comparison retail floorspace between 2006-2021 and an additional 25,000sqm between 2021-2026 should be planned for the town centre (although developments intended to meet requirements after 2021 should not be granted before 2016).
- *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 new floorspace will be provided by the Tesco supermarket on the former Walsall College of Art & Technology site and the Walsall Waterfront development.*
- *In terms of office development, the 220,000 sqm of B1(a) floorspace between 2006 and 2026 referred to in CEN3 will be directed to the Waterfront North and Gigaport schemes*

Page 65 – Regeneration Corridor 7

Para 11.4

Housing Proposals on Surplus Employment Land (35 dph gross)	1015 dwellings (29 ha)
--	---------------------------

Of which:

2007-16	991 911 dwellings
2016-26	104 dwellings

Potential Gross Strategic High Quality Employment Land (Policy EMP2) ~~29ha~~
11ha

retained Gross Local Employment Land (Policy EMP3) ~~95ha~~ 114ha

Page 104 – Regeneration Corridor 11b

The Economy, Employment and Centres

~~Stourbridge Town Centre has an existing allocation of 4,500 sq. metres (gross) of comparison goods floorspace.~~

replace with:

- *It is anticipated that capacity for some further comparison goods floorspace might emerge in Stourbridge Town Centre, depending on how shopping patterns evolve in the Black Country. Policy Cen4 identifies that schemes of over 500sqm gross should be subject to sensitivity testing by means of an impact test.*

Map 11b to have comparison goods floorspace figures for Stourbridge removed

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The Economy, Employment and Centres

~~There is an allocation for comparison goods floorspace in Halesowen Town Centre of 2,929 sq. metres (gross).~~

replace with:

- *It is anticipated that capacity for some further comparison goods floorspace might emerge in Halesowen Town Centre, depending on how shopping patterns evolve in the Black Country. Policy Cen4 identifies that schemes of over 500sqm gross should be subject to sensitivity testing by means of an impact test.*

Map 14 to have comparison goods floorspace figures for Halesowen removed

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Para 19.5

Housing proposals on Surplus Employment Land ~~13 dwellings~~ 455 dwellings
(35dph) (455 13 ha)

Appendix 8

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Policy Area : Economy and Employment

Policy	Summary	Superceded By
E1 Key Industrial Allocations	Policy reserving specific sites for B uses to achieve forecast need	Yes, some fall within Housing Growth Areas and retained employment areas DL2, HOU1, EMP1,2 and 3. Offices dealt with by Gen1, Gen2

Saved policies:

UDP Policy	Summary
E1 Key Industrial Allocations	Policy reserving specific sites for B 1 (b) and (c), B2 and B8 uses

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Saved Policies:

UDP Policy	Summary of Policy
Bearwood Inset B2	Retail Core
Blackheath Inset BH2	Area of Townscape Value
Cape Hill Inset CA2	Retail Core
Cradley Heath Inset CH4	Area of Townscape Value
Oldbury Inset OL5	Townscape Value
Old Hill Inset OH2	Area of Townscape Value