

Appendix Bi

Walsall Town Centre Area Action Plan Main Examination Modifications

New text proposed is bold and underlined. Deleted text is bold with strikethrough.

Reference	Submission Document Page Number	Policy Number/ Section Number/ Paragraph	Proposed Modification(s)	Reason for Modification(s)
EXAMAAP1	Throughout the plan		Amend reference throughout the plan from “ AAP Policies Map ” to the “ Policies Map. ”	To amend wording so it is consistent with the legislation and national policy.
EXAMAAP2	Throughout the plan		Delete references to Community Infrastructure Levy (CIL) as a delivery mechanism and replace with “ <u>planning obligations or other mechanisms for developer contributions.</u> ”	To ensure the plan is effective by removing references to a mechanism that might not be suitable.
EXAMAAP3	4	1.4 The Planning Context New appendix to the AAP – UDP Saved and Superseded Policies.	Include reference to the list of UDP Saved and Superseded Policies that will be appended to the AAP. “ <u>An appendix to the AAP provides a list of UDP Saved and Superseded Policies. It also provides references to those UDP Policies which are directly referenced in the AAP.</u> ” See attached appendix for the new appendix to the AAP.	For clarity to show the plan and the Council’s approach to plan-making is consistent with the NPPF.

EXAMAAP4	44	<p>Policy AAPLE2: Sport and Cultural Facilities</p> <p>5.2.1 Policy Justification</p>	<p>Amend the policy text as follows:</p> <p>“The centre is the most accessible location for key sport, leisure and cultural facilities serving the Borough as a whole. The centre’s role as a key location for such facilities will be supported by the following proposals.</p> <p>a) Gala Baths (TC39) will be protected and invested in as the key location for sports provision in the centre.</p> <p>b) Walsall Library (TC39) will be protected and where possible invested in as a key cultural facility in the centre. <u>The Local History Centre and Archive will relocate from Essex Street and become an enhanced town centre provision as part of the borough’s redesigned library service.</u></p> <p>c) Walsall Leather Museum (TC49) will be protected expanded at its current location. to include Walsall Museum and Walsall Local History Centre</p> <p>d)…”</p> <p>Amend the 5.2.1 Policy Justification text as follows:</p> <p>“Walsall’s current sport and cultural facility offer consists chiefly of the New Art Gallery, Gala Baths, Walsall Museum, the Leather Museum, and the Local History Centre. This needs to be protected and, where possible <u>in the context of public sector resources</u>, enhanced. The historic environment is also recognised as a cultural facility which offers potential for leisure activities.</p> <p>As part of the commitment to get <i>more people, more active, more often</i>, the Council has invested £24m into the building of Bloxwich and Oak Park Active Living Centres. In addition, a further £1m has been committed to improving Walsall Gala Baths. The explicit intent of the Gala Baths scheme is to extend the life of the facility to secure town centre active leisure provision for at least the next 10 years. The project focuses on reconfiguring and renovating the facility to make it capable of meeting modern standards and customer expectations. Key elements of work include: permanently sectioning the old 33.3m pool into a standard sized 25m pool and learner pool, redevelopment of the changing rooms into a modern</p>	<p>To ensure the plan is effective by removing an undeliverable scheme and to reflect the latest Council plans to manage local facilities.</p>
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			<p>changing village and the refurbishment of the reception area.</p> <p>The Council is also looking to secure funding to <u>relocate the Local History Centre and archive to Walsall Library as part of the redesigned library service that aims to consolidate the service into key accessible locations. for a consolidated Heritage Centre bringing together Walsall Museum, the Leather Museum and the Local History Centre. Significant work has been done to prepare a Stage One application to the Heritage Lottery Fund to develop a single Heritage Centre for the Borough on the site of the Leather Museum. This will be the focus for heritage services and provide an integrated, accessible centre for all Walsall's history resources and their display. The Council is committed to such facilities remaining in the centre and this policy looks to encourage this approach.</u></p>	
		5.2.3 Delivery	<p>Amend the second paragraph of 5.2.3 Delivery text as follows:</p> <p>“There may also be circumstances where external funding is available to secure improvements to such cultural and leisure facilities and the Council will look to utilise such funding streams where possible. An example of this is the Leather Museum scheme where the Council is submitting a bid to the Heritage Lottery Fund.”</p>	
EXAMAAP5	64	Policy AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness	<p>Amend policy wording as follows:</p> <p>“a) New developments <u>in Walsall Town Centre</u> should be designed to strengthen local character and identity, with particular reference to the Characterisation Analysis and Sensitivity Plans featured in the town centre Characterisation Study (Figures 6.2 and 6.3 below).”</p>	To clarify that there is justification for consideration to be given to design because of the local character of Walsall Town Centre.
EXAMAAP6	66	Policy AAPLV5:	Include footnote to last paragraph of 6.5.1 Policy Justification:	To ensure the plan is effective by

		Protecting and Enhancing Historic Character and Local Distinctiveness 6.5.1 Policy Justification	<u>“The Drill Hall was Grade II Listed on the 27th April 2017.”</u>	allowing full consideration of the impact on the historic environment.
	97 and 99	Policy AAPT5: Car Parking Table a) and b)	Include footnote to PolicyT5 table a) and b) Site TC34 details: <u>“The Drill Hall was Grade II Listed on the 27th April 2017.”</u>	
	153	Policy AAPINV6: Secondary Development Sites	Include footnote to Policy AAPINV6 Site TC34 details: <u>“The Drill Hall was Grade II Listed on the 27th April 2017.”</u>	
EXAMAAP7	69	Policy AAPLV6: Securing Good Design	Amend policy wording as follows: “a) New development must create a positive environment with an identity that relates to the specific character of Walsall <u>Town Centre</u> and its historic context. New buildings should:...”	To clarify that there is justification for consideration to be given to design because of the local character of Walsall Town Centre.

Appendix Bii

Walsall Town Centre Area Action Plan Minor Examination Modifications

Minor Modifications

New text proposed is underlined. Deleted text is shown by strikethrough. This table also includes ‘Further Proposed Modifications’ these are modifications that were agreed by Cabinet and formed part of the SAD submitted to the inspector but have not been subject to public consultation, although they have been in the public domain since August 2017. The previous mod reference e.g. **FPMAAP4** has been included in addition to a new mod reference to allow for cross-reference with the schedule of Further Proposed Modifications that is available to view on the Council website here: <https://go.walsall.gov.uk/Portals/0/images/importedddocuments/sm4b - sad schedule of further proposed modifications august 2017.pdf>

Reference	Submission Document Page Number	Policy Number/ Section Number/ Paragraph	Proposed Modification(s)	Reason for Modification(s)
No ref	Throughout the plan		Amendments to typos, spelling, grammar etc.	For accuracy.
No ref	Throughout the plan		Remove hyperlinks but keep/ amend footnotes to take account of this removal.	To prevent the plan becoming out of date by having broken weblinks.
No ref	Throughout the plan		Amend date of publication for DTZ study Walsall Town Centre Demand Study and Development Sites Assessment from July to <u>September</u> 2015.	For accuracy.
No ref	Throughout the plan		Amendments to evidence to provide dates and authors where missing.	For accuracy.
MODAAP1	Front cover inset page		Delete page.	Page is about how people can get involved in the consultation so it is no longer needed.
MODAAP2	List of abbreviations		Delete list.	All abbreviations are set out in the main plan so the list is duplication.

MODAAP3	1 – 9	Introduction	Re-write the Introduction chapter to reflect the stage of the plans development - See Appendix	For clarity.
MODAAP4	11	2.1 The Vision and 2.2 AAP Objectives 2.2.1 Policy Justification	Add cross-reference to Policy AAPINV1: Regeneration Strategy as follows: “The BCCS provides the basis for the AAP vision and the AAP needs to be consistent with the BCCS. The AAP objectives therefore build on this vision to provide clear aims for the policies and proposals in the plan to aspire to. <u>In particular AAP Policy AAPINV1: Regeneration Strategy provides a spatial approach to the vision and objectives of the AAP.</u> ”	To cross- reference a useful policy.
MODAAP5	24	Policy AAPS2: New Retail Development 3.2.2 Evidence	Add details of planning permissions to evidence as follows: <ul style="list-style-type: none"> • “Current planning permissions for retail developments (<u>13/1421/FL Digbeth/ Lower Hall Lane and 14/1886/FL Old Square Shopping Centre.</u>)” 	To reference relevant evidence.
MODAAP6	27	Policy AAPS3: The New Walsall Market 3.3.2 Evidence	Add the following the evidence list for policy <ul style="list-style-type: none"> • <u>“St Matthew’s Quarter – Relocation of Walsall Market, Final Report (September 2009) GVA Grimley.</u> • <u>St Matthew’s Quarter, Walsall - Update of Evidence Base for Market Relocation (August 2010) GVA Grimley.</u> • <u>Walsall Market - Location Review and Evidence Base (February 2014) Arup.”</u> 	To reference relevant evidence.
MODAAP7	31	Policy AAPB1: Office Development 4.1.2 Evidence	Add the following to the evidence list for policy <ul style="list-style-type: none"> • <u>“Walsall Gigaport outline planning permission - planning reference 08/0951/OL and 11/1541/TE.”</u> 	To reference relevant evidence.

MODAAP8	36	Policy AAPB3: Town Centre Employment Land Sites in policy table	Add following text to site TC34: “Secondary Development Sites as opportunities for mixed town centre uses (AAPINV6) and potential location for super car park - Policy AAPT5: Car Parking part i).”	To make the document as useable as possible.
MODAAP9 FPMAAP1	50	Policy AAPLE4: Walsall Canal 5.4.1 Policy Justification	Addition to last paragraph: “Landscaping proposed along the canal corridor will need to be accompanied by appropriate management and maintenance plans to ensure the natural environment of the waterway is not adversely affected and that there is no impact to safe navigation of the waterway.”	To provide useful information that will help to protect the canals environment.
MODAAP10	51	Policy AAPLE4: Walsall Canal 5.4.2 Evidence	Add the following to the evidence list for policy: <ul style="list-style-type: none"> • <u>“Policy Advice Notice: Inland Waterways, Unlocking the Potential and Securing the Future of Inland Waterways through the Planning System (July 2009) Town and Country Planning Association and British Waterways.”</u> 	To reference relevant evidence.
MODAAP11	59	Policy AAPLV2: Education 6.2.2 Evidence	Add the following to the evidence list for policy: <ul style="list-style-type: none"> • <u>“Education and Health Background Paper (April 2017) Walsall Council.”</u> 	To reference relevant evidence.
MODAAP12	61	Policy AAPLV3: Health Care Provision 6.3.2 Evidence	Add the following to the evidence list for policy: <ul style="list-style-type: none"> • <u>“Education and Health Background Paper (April 2017) Walsall Council.”</u> 	To reference relevant evidence.

MODAAP13	68	Policy AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness 6.5.2 Evidence	Add the following to the evidence list for policy: <ul style="list-style-type: none"> • <u>“Bridge Street Townscape Heritage Initiative Projects Undertaken (October 2011) Walsall Council.”</u> • <u>Walsall Town Centre Historic Environment Site Assessment (March 2016) Walsall Council.”</u> 	To reference relevant evidence.
MODAAP14	75	Policy AAPLV7: Enhancing the Public Realm 6.7.2 Evidence	Add the following to the evidence list for policy: <ul style="list-style-type: none"> • <u>“Walsall Wayfinding Strategy Document (August 2012) Urbed.”</u> 	To reference relevant evidence.
MODAAP15	80	Policy AAPT1: Pedestrian Movement, Access and Linkages 7.1.2 Evidence	Add the following to the evidence list for policy: <ul style="list-style-type: none"> • <u>“Walsall Wayfinding Strategy Document (August 2012) Urbed.”</u> 	To reference relevant evidence.
MODAAP16	90	Policy AAPT3: Public Transport 7.3.2 Evidence	Add the following to the evidence list for policy: <ul style="list-style-type: none"> • <u>“Black Country Air Quality Supplementary Planning Document (February 2017) Dudley, Sandwell, Walsall and Wolverhampton Councils.”</u> • <u>Bradford Place Background Note (April 2017) Walsall Council.</u> • <u>Bradford Place Bus Facility Feasibility (May 2017) ch2m.”</u> 	To reference relevant evidence.

MODAAP17	93	Policy AAPT4: Road Improvements 7.4.1 Policy Justification	Amend text in 5 th paragraph of the Policy Justification as follows: “In line with this Walsall proposes to <u>has adopted</u> a Black Country-wide Supplementary Planning Document (SPD) on air quality which aims to further address the issue of air quality (see also policy AAPINV7).”	To provide an update on the status of the document.
MODAAP18	93	Policy AAPT4: Road Improvements 7.4.2 Evidence	Add the following to the evidence list for policy: <ul style="list-style-type: none"> • <u>“Black Country Air Quality Supplementary Planning Document (February 2017) Dudley, Sandwell, Walsall and Wolverhampton Councils”</u> 	To reference relevant evidence.
MODAAP19	97, 98 - 101	Policy AAPT5: Car Parking 7.5.1 Policy Justification Part a) and Part b) tables	Include a cross reference to Policy AAPINV6: Secondary Development Sites where relevant (site TC34, TC21, TC30, TC31, TC34 and TC35) as follows: “Opportunities for mixed town centre uses – <u>Policy AAPINV6: Secondary Development Sites.</u> ”	To provide clarity in the cross referencing of policies.
MODAAP20	93	Policy AAPT5: Car Parking 7.5.2 Evidence	Add the following to the evidence list for policy: <ul style="list-style-type: none"> • <u>“Black Country Air Quality Supplementary Planning Document (February 2017) Dudley, Sandwell, Walsall and Wolverhampton Councils.”</u> 	To reference relevant evidence.
MODAAP21	103	Policy AAPT5: Car Parking 7.5.3 Delivery	Amend text as follows: “Once adopted The Air Quality SPD will be used to implement the delivery of electric vehicle charging points in the town centre.”	To provide an update on the status of the document.
MODAAP22	112	Policy AAPINV2: St Matthew’s Quarter 8.2.2 Evidence	Add details as follows : <ul style="list-style-type: none"> • <u>“Planning application for the area (13/1421/FL Digbeth/ Lower Hall Lane and 14/1886/FL Old Square Shopping Centre).”</u> 	To reference relevant evidence.

MODAAP23	124	Policy AAPINV3: Walsall Gigaport Policy Justification site table	Amend text for Site Details for TC49 as follows: “Site in use as museum. Aspirations to extend the museum to include Walsall Museum and Walsall Local History Centre. ”	To reflect proposed modification EXAMAAP4.
MODAAP24	129	Policy AAPINV3: Walsall Gigaport Figure 8.2	Amend Figure 8.2 Gigaport Area to remove allocation of ‘Opportunities for Leisure Investment’ from the leather museum.	To reflect the proposed modification EXAMAAP4.
MODAAP25	130	Policy AAPINV3: Walsall Gigaport 8.3.2 Evidence	Update evidence listed as follows: <ul style="list-style-type: none"> • “Gigaport outline planning permission – planning reference 07/2659/OL/W7. Walsall Gigaport outline planning permission - planning reference 08/0951/OL and 11/1541/TE.” 	To reference relevant evidence.
MODAAP26	132	Policy AAPINV4: Walsall Waterfront Part a)	Amend planning application reference in last sentence of part a) of policy as follows: “ 07/2659/OL/W7 <u>13/0440/FL</u> ”	To amend a factual error for clarity.
MODAAP27 FPMAAP2	132	Policy AAPINV4: Walsall Waterfront Part d)	Amend cross reference to part of policy in the last sentence of part d) of policy as follows: “Residential uses will be suitable at the Kirkpatricks site (TC11) and FE Towe Ltd, Charles Street (TC15) if the criteria in Policy AAPLV1 (f) <u>(b)</u> can be met.”	To correct a factual error for clarity.

MODAAP28	146	Policy AAPINV5: Park Street Shopping Core 8.5.2 Evidence	Include the following in the list of evidence: <ul style="list-style-type: none"> • <u>“Information provided in support of planning application for the New Walsall Market – planning reference 14/1871/FL.”</u> 	To reference relevant evidence.
MODAAP29	148 - 154	Policy AAPINV6: Secondary Development Sites	Include a cross reference to car parking policy where relevant (sites 21, 30,31,34 and 35) as follows: <u>“Council Car Parks for Redevelopment – Policy AAPT5 part b).”</u>	To make the plan as easy to use and as clear as possible.
MODAAP30 FPMAAP3	161	Policy AAPINV7: Addressing Potential Site Constraints 8.7.1 Policy Justification AAPINV7(a) Flooding	Amend first sentence of last paragraph of section a) Flooding as follows: “Overall, as the chance of a blockage <u>is low but there is some possibility of the</u> or capacity being exceeded, is extremely low an early warning system is considered the best solution to managing flood risk in the centre.”	In response to correspondence from the Environment Agency.
MODAAP31	165	Policy AAPINV7: Addressing Potential Site Constraints 8.1.2 Evidence	Update the evidence list to delete and include the following: <ul style="list-style-type: none"> • <u>“Humber River Basin Management Plan (December 2009) Environment Agency.</u> • Walsall Cabinet Report and Draft Air Quality Supplementary Planning Document (February 2016). • <u>Black Country Local Flood Risk Management Strategy (February 2016) Dudley, Sandwell, Walsall, Wolverhampton Councils and WSP Parsons Brinckerhoff.</u> • <u>Preparatory Work for Walsall Local Flood Risk Management Strategy, JBA (Mapping produced 2013, document published December 2016).</u> 	To reference relevant evidence.

			<ul style="list-style-type: none"> • <u>Black Country Air Quality Supplementary Planning Document (February 2017) Dudley, Sandwell, Walsall and Wolverhampton Councils.</u> 	
MODAAP32 FPMAAP4	165	Policy AAPINV7: Addressing Potential Site Constraints 8.1.3 Delivery	<p>Update first bullet point as follows:</p> <ul style="list-style-type: none"> • “Look to deliver through CIL <u>Support the Environment Agency in delivering an early warning system for the centre to reduce the impact of flooding on developments and the cost of mitigation on developers;”</u> 	In response to correspondence from the Environment Agency.
MODAAP33	165	Policy AAPINV7: Addressing Potential Site Constraints 8.1.3 Delivery	<p>Update second bullet point as follows:</p> <ul style="list-style-type: none"> • “Work in partnership with the other Black Country authorities to adopt <u>implement the requirements</u> in the an air quality SPD that will look to mitigate against the impacts of air pollution, especially from vehicle emissions;” 	To provide an update on the status of the document.
MODAAP34	167	Chapter 9. Get Involved	Delete chapter (also remove for contents list at front of document)	Chapter is about how people can get involved in the consultation so it is no longer needed.
MODAAP35	AAP Policies Map	AAP Policies Map	Update title of map from ‘Walsall Town Centre Area Action Plan Publication Policies Map’ to <u>“Walsall Town Centre Area Action Plan Inset of the Local Plan Policies Map.”</u>	To reflect the proposed modification EXAMAAP1.
MODAAP36	AAP Policies Map	AAP Policies Map	Remove allocation of “Opportunities for Leisure Investment” from the leather museum (TC49) and expand the college allocation to cover the area (TC45).	To reflect the proposed modification EXAMAAP4.

AAP Appendices to the Modifications

AAP APPENDIX 1

Walsall Unitary Development Plan (UDP) 2005 – Saved and Superseded Policies MODAAP3

This table summarises the current status of the 2005 UDP policies. Some of the UDP policies that have been ‘saved’ previously will be replaced by SAD and/or AAP policies. However, some UDP saved policies will continue to be used and several are referred to in Walsall’s SAD and Town Centre AAP.

In 2007, the adopted UDP policies were reviewed by the Secretary of State. A Direction issued in December 2007 confirmed that all but four of the policies in Walsall’s UDP were to be saved. The four policies that were not saved (ENV22, ENV39, H8 and BR3) ceased to have effect from 8 March 2008.

In February 2011, Walsall Council adopted the Black Country Core Strategy (BCCS). On adoption, the Core Strategy replaced many of the UDP saved policies, including much of Part I, although the Proposals Map was not altered. The UDP policies that were replaced by new Core Strategy policies ceased to have effect from 3 February 2011.

In the table policies that are no longer effective either because they have not been saved or have been replaced by BCCS policies are struck through (e.g. ~~GP7-Community Safety~~).

On adoption the SAD and AAP will supersede a number of the UDP’s remaining saved policies, and the second column of this table identifies those that are to be replaced and by which SAD or AAP policy. A number of the UDP policies are still relevant and where this is particularly the case in respect of the SAD and AAP they have been referred to in one or both of the two plans. Where UDP Policies have been referenced in SAD or AAP policies this has been identified in the third column of the table.

UDP Policy/ Proposal		Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
Ref.	Chapter 2: General Principles		
2.1-2.4	Strategic Policy Statement	N/A	N/A
GP1	The Sustainable Location of Development	N/A	N/A
GP2	Environmental Protection	No	SAD Table 2.1 and SAD Policy EN1, T5
GP3	Planning Obligations	No	
GP4	Local Area Regeneration	N/A	N/A
Fig. 2.1	Regeneration: Main Initiatives	N/A	N/A
GP5	Equal Opportunities	No	
GP6	Disabled People	No	
GP7	Community Safety	N/A	N/A
Ref.	Chapter 3: Environment & Amenity		

3.1, 3.10, 3.12, 3.16-3.18	Strategic Policy Statement	N/A	
3.2-3.9, 3.11, 3.13-3.15	Strategic Policy Statement	No	
ENV1	The Boundary of the Green Belt	SAD Policy GB1	
ENV2	Control of Development in the Green Belt	SAD Policy GB1	
ENV3	Detailed Evaluation of Proposals in the Green Belt	SAD Policy GB1	
ENV4	Major Developed Sites in the Green Belt	SAD Policy GB1	
ENV5	Stabling and Riding of Horses and Ponies	No	SAD Table 2.1
ENV6	Protection and Encouragement of Agriculture	No	SAD Table 2.1
ENV7	Countryside Character	No	
Fig. 3.1	Countryside Area Profiles	No	
ENV8	Great Barr Hall & Estate and St. Margaret's Hospital	SAD Policy EN7	
ENV9	Environmental Improvement Initiatives	No	
ENV10	Pollution	No	SAD Table 2.1
ENV11	Light Pollution	No	
ENV12	Hazardous Installations	No	SAD Table 2.1
ENV13	Development Near Power Lines, Substations & Transformers	No	
ENV14	Development of Derelict and Previously-Developed Sites	No	SAD Table 2.1
ENV15	Forest of Mercia	Replaced as no longer considered relevant	
ENV16	Black Country Urban Forest	No	
ENV17	New Planting	No	SAD Table 2.1
ENV18	Existing Woodlands, Trees and Hedgerows	No	SAD Table 2.1 and SAD Policy EN2 and UW1
ENV19	Habitat & Species Protection	N/A	
ENV20	Local Nature Reserves	N/A	
ENV21	Sites of Local Importance for Nature Conservation	N/A	
ENV22	Protected Species	N/A	

ENV23	Nature Conservation and New Development	No	SAD Table 2.1 and SAD Policy EN1
ENV24	Wildlife Corridors	No	SAD Policy EN1
Fig 3.2	Wildlife Corridors	No	
ENV25	Archaeology	No	SAD Table 2.1
ENV26	Industrial Archaeology	No	SAD Table 2.1 and SAD Policy EN4
ENV27	Buildings of Architectural Interest	No	SAD Table 2.1 and SAD Policy EN7
ENV28	The Local List of Buildings of Historic or Architectural Interest	No	SAD Table 2.1
ENV29	Conservation Areas	SAD Policy EN5 and AAP Policy AAPLV5 - 7 (but saved for use in District Centres)	
ENV30	Registered Parks and Gardens	No	SAD Table 2.1
ENV31	Continued Protection of the Historic Built Environment	N/A	
ENV32	Design and Development Proposals	No	SAD Policy GB1 and EN4
ENV33	Landscape Design	No	SAD Policy GB1, EN4 and EN7
ENV34	Public Art	No	
ENV 35	Appearance of Commercial Buildings	No	
ENV36	Poster Hoardings	No	
ENV37	Small Poster Panel Advertisements	No	
ENV38	Telecommunications Equipment	No	
ENV39	Renewable Energy and Energy Conservation	N/A	
ENV40	Conservation, Protection and Use of Water Resources	No	SAD Table 2.1 and SAD Policy EN3 AAP Policy AAPINV7
Fig. 3.3	Flood Zones	No - But see also SAD EN3, Walsall Local Plan Policies Map and Map 7.8 and AAP Policy AAPINV7	
Ref.	Chapter 4: Jobs & Prosperity		
4.1-4.2	Strategic Policy Statement	N/A	
4.4-4.6	Strategic Policy Statement	No	

JP1	New Employment Sites	SAD Policy IND1, IND2, IND5	
JP2	Improving the Employment Land Supply	N/A	
JP3	Rail-Served Sites	N/A	
JP4.1	East of M6 Junction 10	SAD Policy IND2	
JP4.2	James Bridge (former IMI Works)	SAD Policy IND2	
JP5	Core Employment Areas	SAD Policy IND1 - 5 (but saved for use in District Centres)	SAD Policy IND2, IND4
JP6	Best Quality Sites	SAD Policy IND1, IND2 and IND5	
JP7	Use of Land and Buildings in Other Employment Areas	SAD Policy IND1 - 5 (but saved for use in District Centres)	
JP8	Bad Neighbour Industrial Uses	No	SAD Table 2.1 and in SAD Policy IND1, IND2, IND3, IND4, IND5. AAP Policy AAPB3
Ref.	Chapter 5: Strengthening Our Centres		
5.1 – 5.2	Strategic Policy Statement	N/A	
5.3-5.11	Strategic Policy Statement	No	
S1	Definition of Town Centre Uses	No	
S2	The Hierarchy of Centres	No	SAD Policy SLC1 and SLC2
Fig. 5.1	Shopping Provision in Walsall Borough April 2004	No	
S3	Integration of Developments into Centres	No	SAD Policy SLC1 AAP Policy AAP1 and AAPLE1
S4	The Town & District Centres: General Principles	No	AAP Policy AAPS1
S5	The Local Centres	SAD Policy SLC1 and SLC2	
S6	Meeting Local Needs	No	SAD Policy IND4 and SLC2
S7	Out-of-Centre and Edge-of-Centre Developments	No	SAD Policy IND4 AAP Policy AAPS1 and AAPS2
S8	Housing in Town Centres	No	

S9	Amusement Centres & Arcades	No	
S10	Hot Food Take-Aways	No	
S11	Drive-Through Facilities	No	
S12	Petrol Filling Station Shops	No	
S13	Nurseries, Garden Centres and Builder's Merchants	No	
S14	Farm Shops	No	
S15	Banking and Cashpoint Facilities	No	
S16	Internet Shopping	No	
S17	Shopmobility	No	
Ref.	Chapter 6: Housing		
6.1-6.2	Strategic Policy Statement	No	
6.3-6.6	Strategic Policy Statement	N/A	
H1	Renewal of Existing Residential Areas	No	
H2	Land Allocated for New Housing Development	SAD Policy HC1	
H3	Windfall Sites and Conversion of Existing Buildings	SAD Policy HC2 and AAP Policy AAPLV1 (but saved for use in District Centres)	SAD Table 2.1
H4	Affordable Housing	Parts g) h) i) and j) of UDP to be saved	
H5	Housing for People with Special Needs	SAD Policy HC3 (but saved for use in District Centres)	
H6	Nursing Homes and Rest Homes for the Elderly	No	
H7	Hostels and Houses in Multiple Occupation	No	
H8	Accommodation for Travelling People	N/A	
H9	Minimum Densities	N/A	
H10	Layout, Design and Dwelling Mix	N/A	
Ref.	Chapter 7: Transport		
7.1, 7.2-7.3, 7.5, 7.6, 7.7, 7.8-7.9	Strategic Policy Statement	N/A	
7.4	Strategic Policy Statement	No	
T1	Helping People to Get Around	No	SAD Table 2.1

T2	Bus Services	SAD Policy T2 and AAP Policy AAPT3 (but saved for use in District Centres)	
T3	The Rail and Metro Network	SAD Policy T3 and AAP Policy AAPT3 (but saved for use in District Centres)	
Fig. 7.1	Rail Network (Existing and Proposed)	SAD Policy T3, and AAP Policy AAPT3 (but saved for use in District Centres)	
T4	The Highway Network	SAD Policy T4 and AAP Policy AAPT4 (but saved for use in District Centres)	
Fig. 7.2	Strategic Highway Network and District Distributors	SAD Map 10.1, AAP Inset to Walsall Local Plan Policies Map (but saved for use in District Centres)	SAD Table 2.1
T5	Highway Improvements	SAD Policy T5, AAP Policy AAPT4 (but saved for use in District Centres)	
T6	Traffic Calming	No	
T7	Car Parking	No - but see also AAP Policy AAPT5	
T8	Walking	No - but see also AAP Policy AAPT1	SAD Table 2.1
T9	Cycling	No - but see also AAP Policy AAPT5	
T10	Accessibility Standards – General	No	SAD Table 2.1
T11	Access for Pedestrians & Cyclists	No	SAD Table 2.1 and SAD Policy GB1
T12	Access by Public Transport	No	SAD Table 2.1 and SAD Policy HC3, T2
T13	Parking Provision for Cars, Cycles and Taxis	No	SAD Table 2.1
Ref.	Chapter 8: Providing for Leisure & Community Needs		

8.1-8.2, 8.4-8.6	Strategic Policy Statement	N/A	
8.3, 8.7- 8.9	Strategic Policy Statement	No	
LC1	Urban Open Spaces	SAD Policy OS1 and AAP Policy AAPLV8 (but saved for use in District Centres)	SAD Table 2.1 and SAD Policy OS1
LC2	Proposed Open Space	SAD Policy OS1	
LC3	Children's Play Areas	No	
LC4	Allotment Gardens	No	SAD Table 2.1
LC5	Greenways	SAD Policy LC5 (but saved for use in District Centres)	AAP Policy AAPT1
LC6	Sports Pitches	No	SAD Table 2.1
LC7	Indoor Sport Including Health & Fitness Centres	No	
LC8	Local Community Facilities	No	AAP Policy AAPLV4
LC9	Canals	N/A	
LC10	Wolverhampton University, Walsall Campus, Broadway	SAD Policy UW1	
LC11	Land for Cemetery Extension, Bentley Lane	SAD Policy LC11	
Ref.	Chapter 9: Minerals		
9.1-9.11	Strategic Policy Statement	N/A	
M1	Minerals Safeguarding Areas	N/A	
M2	Branton Hill Lane Quarry, Aldridge	N/A	
M3	Birch Lane Quarry, Aldridge	N/A	
M4	Working of Etruria Marl and Fireclay	N/A	
M5	Etruria Marl – North of Stubbers Green Road	N/A	
M6	Etruria Marl – South of Stubbers Green Road	N/A	
M7	Birch Coppice	SAD Policy M9 (MP3) and Walsall Local Plan Policies Map	SAD Policy M9
M8	Brownhills Common	N/A	
M9	Working of Coal	N/A	
Ref.	Chapter 10: Waste Management		
10.1-7	Strategic Policy Statement	N/A	

WM1	Consideration of Proposals for Waste Management Activities	N/A	
WM2	Control of Landfill, Land Raising and Other Waste Deposition	N/A	
WM3	Special Wastes	N/A	
WM4	Provision of Recycling Facilities in Development Schemes	No	
Policy	Chapter 12: Walsall Town Centre		
WA1	Primary Shopping Area	AAP Policies AAPS1 – 2	
WA2	The Market	AAP Policy AAPS3	
WA3	Other Town Centre Uses	AAP Policy AAP1 and AAPLV1	
WA4	Walsall College of Art and Technology – St Paul’s Campus	AAP Policy AAPLV2	
WA5	Conservation Areas and Areas of High Townscape Value	AAP Policies AAPLV5 - 7	
WA6	Community Safety - CCTV	AAP Policy AAPLV6	
WA7	Development/ Investment Opportunities	AAP Chapter 8	
WA8	Hatherton Street/ Littleton Street/ Albert Street	AAP Chapter 8	
WA9	Intown	AAP Chapter 8	
WA10	Lower Hall Lane/ Digbeth/ Old Square	AAP Chapter 8	
WA11	Upper Rushall Street/ Ablewell Street/ The Ditch	AAP Chapter 8	
WA12	Town Wharf	AAP Chapter 8	
WA13	Littleton Street West/ Wisemore/ Garden Street/ Portland St	AAP Chapter 8	
WA14	Town Centre Transport Interchange	AAP Policies AAPT1 – 3	
WA15	Bus Services	AAP Policy AAPT3	
WA16	Rail Services	AAP Policy AAPT3	
WA17	Road Improvements	AAP Policy AAPT4	
WA18	Provision of Car Parking	AAP Policy AAPT5	
WA19	Pedestrians, Cyclists and Disabled People	AAP Policy AAPT1	
Chapter 13:	Aldridge District Centre Inset Plan Policies AL1 – AL9	No	
Chapter 14:	Bloxwich District Centre Inset Plan Policies BX1 – BX13	No	

Chapter 15:	Brownhills District Centre Inset Plan Policies BR1 – BR15	No	
Chapter 16:	Darlaston District Centre Inset Plan Policies DA1 – DA9	No	
Chapter 17:	Willenhall District Centre Inset Plan Policies WH1 – WH10	No	
	UDP Proposals Map	Walsall Local Plan Policies Map	
	Walsall Town Centre Inset Map	AAP Inset to Walsall Local Plan Policies Map	
	Aldridge, Bloxwich, Brownhills, Darlaston and Willenhall Inset Maps	No	

AAP APPENDIX 2

1. Introduction MODAAP3

1.1 Purpose of the Town Centre Area Action Plan (AAP)

The AAP is a long term plan that allocates sites within the town centre for the development of new shops, leisure opportunities and offices, as well as setting out policies and proposals for other aspects of the town centre, including transportation and the environment. It provides a clear vision for the town centre that we can all work towards. The plan identifies a strategy for the regeneration of the town that helps to promote sites for development and identify Council priorities.

The AAP is part of Walsall's Local Plan and sets the planning framework for the town centre. It provides the basis on which planning and investment decisions within the area are made. **Chapter 2** sets out the boundary for Walsall Town Centre AAP. It also sets out the vision and objectives for the AAP, which is then reflected spatially in AAP Policy INV1: Regeneration Strategy. This is the overarching policy for the delivery of the strategy for the town centre.

The production of such a detailed and robust plan reflects the importance of Walsall town centre. The health of the town centre has an impact on the economy of the whole Borough. Walsall town centre is the most accessible location to serve the catchment area and to benefit the maximum number of people, particularly in offering increased employment and training opportunities. It is therefore the most sustainable location for development in the Borough. However, the town centre economy has significantly under-performed against the national and regional average over the past 10 years with high levels of vacant units and decreased amounts of investment in the centre.

While there has been a considerable level of regeneration activity in the town centre in recent years, this has tended to focus on a small number of large scale projects. Whilst the delivery of these projects is important to the overall regeneration of the town centre, there is a need for a regeneration strategy for the centre as a whole. The town centre would benefit from a long-term spatial plan setting out its function in terms of retail, leisure and culture, education, office-based employment and housing, provided within a high quality environment. This AAP therefore provides the planning framework to support the regeneration of the town centre in the short, medium and long term.

1.2 The Planning Context

The AAP will form part of the 'Local Plan'. This is the plan for the future development of the Borough which is drawn up by the Council in consultation with the community. In law this is described as the "development plan". **Figure 1.1** provides an overview of the key stages behind the AAPs production including the various stages of public consultation.

The National Planning Policy Framework (NPPF) sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms. The Framework must be taken into account in the preparation of plans.

The NPPF sets out core land-use planning principles that should underpin both plan-making and decision making. These include

- driving and supporting sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs,
- securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings,
- supporting the transition to a low carbon future in a changing climate,
- taking full account of flood risk,
- contributing to conserving and enhancing the natural environment and reducing pollution,
- reusing land that has been previously developed,
- managing patterns of growth to make the fullest possible use of public transport, walking and cycling,
- taking account of local strategies to improve health, social and cultural wellbeing for all,

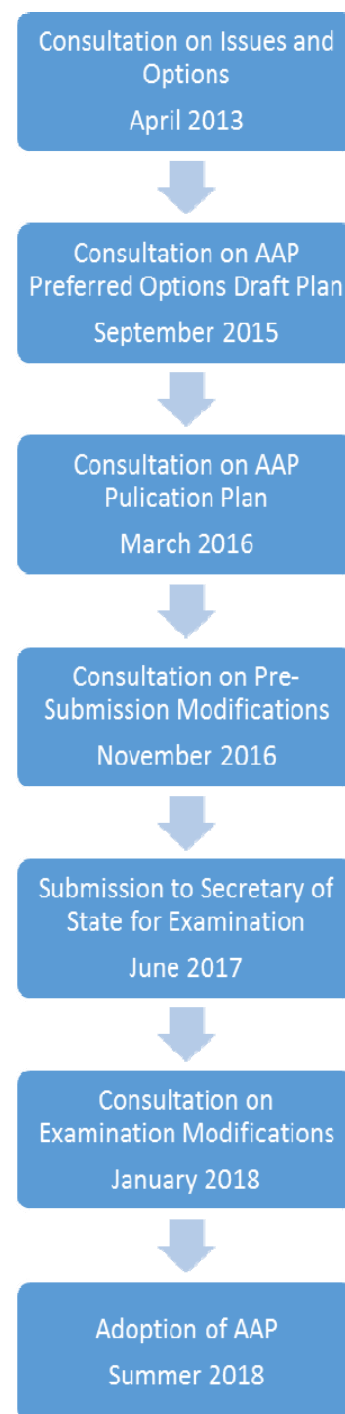


Figure 1.1 AAP Production Process

- and delivering sufficient community and cultural facilities and services to meet local needs.

On a more local level the Black Country authorities (Walsall, Wolverhampton, Sandwell and Dudley) prepared a Joint Core Strategy, which was adopted by Walsall Council in February 2011. As a strategic plan for the whole of the Black Country, the **Black Country Core Strategy (BCCS)** seeks to direct investment in retail, leisure and offices across the area. It emphasises that strategic centres such as Walsall should be the focus of large-scale investment in retail, offices and leisure. The AAP supersedes the information within Appendix 2 of the BCCS (SC3), which sets out an indicative spatial plan for Walsall Town Centre.

The Black Country Councils are committed to a review of the BCCS. This review will have to consider the long-term strategy for the regeneration of the Black Country. This will include consideration of future development needs (such as projections of housing growth) and will have to assess a range of strategic matters, including planning the future of the Black Country Centres.

Walsall's local plan also includes **Walsall Unitary Development Plan (UDP)**. Most of the UDP policies are 'saved' policies; however, some were removed as a result of changes to planning legislation in 2004 or have been superseded by policies within the BCCS. The AAP supersedes some of the UDP policies, especially those within the Inset plan that covers Walsall Town Centre. However some of the 'saved' policies within the UDP are referenced within this AAP as they still provide a good policy basis to assess proposals against; the AAP avoids repeating existing policy where possible. It is intended that the UDP 'saved' policies will remain in place until a new Development Management Plan is produced for Walsall. **An appendix to the AAP provides a list of UDP Saved and Superseded Policies. It also provides references to those UDP Policies that are directly referenced in the AAP.**

EXAMAAP3

1.3 Structure of the AAP

This chapter introduces the AAP by setting out the plan's purpose, the planning context and the need for a plan for Walsall Town Centre.

Chapter 2 sets out the boundary for the AAP, presents the vision for Walsall town centre, and provides the objectives that the AAP aims to deliver.

The rest of the document is divided into chapters covering key elements that make up the centre, as summarised below. Each chapter has a number of policies which will deliver the vision and objectives of the AAP. For each policy there is a justification section. The Draft Plan also provides a list of the key evidence used to

inform the plan along with an overview of how the policy will be delivered. Further details of how the plan will be delivered can be found in the Site Allocation Document and Town Centre AAP Delivery Document which can be viewed on our evidence page. Finally, for each policy there is an indication of how the policy will be monitored. Where possible, current indicators have been used from the BCCS or the UDP.



Chapter 3 is about Walsall as a Place for Shopping. It provides policies for the Primary Shopping Area, new retail investment including retail floorspace targets and a policy for the new Walsall Market.



Chapter 4 focuses on Walsall as a Place for Business. It provides policies for new office floorspace and for investment in the current office stock along with proposing a social enterprise zone. The chapter also covers the current industrial land within the centre, looking to protect any active businesses while providing opportunities for redevelopment if the industry relocates.

Chapter 5 focuses on Walsall town centre as a Place for Leisure. This chapter has a policy for new leisure development along with a policy to protect and enhance current sport and cultural facilities. It also includes a policy promoting further hotel, conference and banqueting facilities investment in the centre. Finally the chapter includes a policy on the canal to ensure it is protected whilst offering a high quality leisure destination in Walsall.



Chapter 6 looks at Walsall as a Place for Living. This chapter includes policies on housing, education and health, community facilities, the character of the town and the quality of the public realm, and the environmental infrastructure of the town centre.

Chapter 7 looks at transportation, access to and movement within the town centre. This is a key chapter because good access to the town is vital to the successful delivery of town centre regeneration. This chapter includes policies on pedestrian linkages, cycling, public transport, the road network, and town centre parking.

Finally **Chapter 8** focuses on Walsall as a Place for Investment. This chapter provides policies for the key areas within the town centre which are opportunities for major redevelopment, as well as secondary development opportunity sites within the town centre. This chapter also includes a policy around overcoming constraints in the



centre.

A number of the policies in the AAP relate to allocations or designations on the AAP Inset of the Local Plan Policies Map and this should be considered alongside this Plan.

1.5 Key evidence consulted

A wide range of background documents have been used to inform the production of the AAP. All of this evidence is available to view on the Council's website.

A **Sustainability Appraisal** (SA) was undertaken throughout the production of the AAP. The SA is a method of identifying potentially significant environmental, social and economic effects of the proposals in the plan, so that harmful effects can be identified early on, and addressed where feasible.

The SA has included an evaluation of the sustainability of the AAP Objectives, an appraisal of the Options for the AAP, and an appraisal of the AAP policies and proposals. The SA also included equality and health impact assessments to ensure these impacts are fully evaluated.

A screening exercise in respect of the possible requirement for a **Habitats Regulations Assessment** (HRA) was conducted as part of the preparation of the Black Country Core Strategy (BCCS). The screening has formed the starting point for the assessment of all other subsequent Local Plan documents in Walsall. The HRA work for the BCCS could not rule out the possibility of likely significant effects in respect of Cannock Chase SAC, and the Humber Estuary SAC/SPA/Ramsar¹ as a result of implementing the strategy.

The basis for the future assessment of Local Plan documents is provided in paragraph 6.4 of the BCCS, which states:

"6.4 The development of housing with its associated population growth may lead to indirect adverse impacts on Cannock Chase SAC. This is likely to be caused by increased visitor activities on Cannock Chase and is the subject of ongoing research. Depending on the outcome of this research, development plans and proposals may be required to demonstrate appropriate and proportionate measures sufficient to avoid or mitigate

¹ The Humber Estuary SAC/SPA/Ramsar was also considered as part of the BCCS HRA (<http://blackcountrycorestrategy.dudley.gov.uk/EasysiteWeb/getresource.axd?AssetID=10276&type=full&servicetype=Attachment>). However, since then no further technical work or correspondence has identified a need to develop a package of measures to mitigate any effects resulting from projects and / or plans in Walsall. The BCCS HRA screening also could not rule out the possibility of likely significant effects in respect of the Severn Estuary SAC/SPA/Ramsar, but this applies to areas of the Black Country other than Walsall as there is no apparent impact pathway linking it with Walsall.

significant identified adverse impacts. Guidance may be given through subsequent local development plan documents.”

The interpretation of the available evidence in respect of potential impacts to Cannock Chase SAC, as a result of increased recreational pressure associated with new housing development resulting in a net increase of housing, has resulted in the identification of a 15km Zone of Influence (ZOI) emerging from the SAC boundary. This ZOI extends to overlap with the Walsall Town Centre AAP boundary. The council has set out its position in respect of the identified ZOI in its HRA screening assessment which accompanies the SAD and AAP.

However, specifically in respect of the AAP, the affected area is small and the plan proposes only office and educational uses within it. These uses are not within scope of the current strategic mitigation approach for the SAC, and if residential development were to have been proposed in this area through the AAP the council believes the effects of new residents could be screened out on the basis of the distance from the SAC and the visitor profile that can be deduced using the available visitor survey data. In addition, the strategic mitigation approach opted for, in respect of the SAC, requires developer contributions only from residential development within 8km of the SAC (the Zone of Payment - ZOP) that results in a net increase of housing, the AAP is not affected by the ZOP. Consequently, the AAP does not propose the form of development capable of resulting in adverse effects to the SAC, it is also a significant distance from the SAC. On this basis likely significant effects as a result of implementing the AAP have been screened out.

Where the AAP document has drawn upon or identified particular assets and constraints that might need to be taken into account in the application of AAP (and other) policies, these have been set out in **Technical Appendices..**