

Health and Wellbeing Board - 22 October 2015

Walsall's Local Plan – Consultation

- **Preferred Options for Site Allocations (SAD)**
- **Preferred Options for Walsall Town Centre Area Action Plan (AAP); and**
- **Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule**

Update Report

1. Purpose

To further advise the Board on the consultation on 3 important documents planning for the future development of the borough, and to facilitate detailed discussions of the issues.

2. Recommendation

The Health and Well-being Board is recommended to:

- i) Recall the issues discussed at the meeting of 7 September (as set out in Section 3 of this report);
- ii) Identify any further issues that need to be discussed;
- iii) Authorise Public Health officers to make appropriate representations in response to the consultation.
- iv) Identify whether there are any additional bodies and individuals that should be invited to participate before the close of the consultation.

3. Report detail

The Health and Well-being Board received a report and presentation to its meeting on 7 September (see attached). At that meeting the Board welcomed the consultation on the plans and agreed to hold a more detailed discussion of the issues at its meeting on 22 October.

The meeting on 7 September raised the issues that are set out in the following Table (with an initial response from Planning Officers).

It is notable that several of the issues raised extend beyond the remit of land use planning or relate to the broad approach to development which is set out in the Black Country Core Strategy.

	Issue	Initial Planning Officer Response
1.	Try to ensure that children don't have to travel too far to access schools and facilities.	The plans are seeking to apply the provisions of the Black Country Core Strategy (BCCS) which promotes development in accessible locations. The consultation on the plans should enable education and other service providers to identify where new provision might be needed. It is not possible to control school admission policies through planning.
2.	Open spaces should be protected and maintained to benefit the health of residents.	The SAD in particular identifies open spaces for protection and encourages linking them together (including through Greenways). CIL should help provide some resources for the maintenance and improvement of open space.
3.	Air pollution (especially from traffic, including on the M6) is an important concern.	Areas of poor air quality have been taken into account in the allocation of sites. The plans take an approach that seeks to maximise accessible by a choice of means of transport. These might have the effect of increasing development within already congested urban areas, but the alternative would lead to more car travel, probably placing more traffic on existing routes. The Council intends to report proposals for a Supplementary Planning Document on air quality mitigation to its Cabinet, but there is a need to consider the Government's recent consultation on air quality.
4.	Need to consider need for an access to health provision (e.g. GP services) when planning for new housing.	Consultation on a plan showing the distribution of proposed housing growth should enable service providers to identify where new facilities will be needed.
5.	Need to plan, including with Education and with housing providers, for people living longer.	The strategy to promote development in accessible locations should support this. See also below.
6.	Need to reflect health and social care needs. These include for more people (who might need care) to remain in their own homes. The types of housing and the access standards used should provide for this.	Particular standards for access are matters for the Building Regulations and for housing providers. In general it would be difficult to propose a site for a particular type of housing (say housing for elderly people) and then resist a different type of housing (say market housing for families) if / when an

		<p>application was submitted. However, officers would be happy to discuss:</p> <ul style="list-style-type: none"> - available evidence - particular locations - how a policy might be framed to say that particular sites should be for particular types of housing unless it can be demonstrated why that should not be the case.
7.	There is a need to provide for sheltered accommodation rather than for care homes. The evidence shows that care homes are being promoted to meet needs arising outside the borough.	The issues are similar to those identified above. Officers are aware that some evidence exists, but would welcome discussion on how this might be applied.
8.	Overcrowding in multiple-occupancy housing should be avoided.	The extent to which Planning can address this is limited. The Government is imposing the view that more housebuilding should provide the solution to this problem.
9.	Support proposals to promote the use of public transport, including the promotion of rapid transit on rail formations.	This reflects the strategy of the BCCS. Plans for health care and other facilities should reflect this approach.
10.	What about an 'inner circle route'?	There are not the resources for major new transport infrastructure in the foreseeable future.
11.	Should maintain strong links between Walsall and surrounding areas.	The plans reflect this in the strategy of the BCCS and it is also reflected in the strategies of adjoining authorities.
12.	The Clinical Commissioning Group, should be consulted.	The CCG has been consulted.
13.	Consultation should include Area Partnerships, which should be brought together with Health Partnerships.	Area Partnerships and Panels have been consulted. In most / all cases the meetings have included members / officers concerned with health issues.

Perhaps the key questions are:

1. In view of the pattern of housing development proposed in the SAD are there particular locations where local health facilities would be needed; and
2. What borough-wide facilities should be located in Walsall town centre and how should these be accommodated?

4. Impact on health and wellbeing:

The 'Marmot' Report promotes action in respect of six objectives.

1. Give every child the best start in life
2. Enable all children, young people and adults to maximise their capabilities and have control over their lives
3. Create fair employment and good work for all
4. Ensure healthy standard of living for all
5. Create and develop healthy and sustainable places and communities
6. Strengthen the role and impact of ill-health prevention.

The plans allocate land for development, identify opportunities for investment and designate assets for protection. In doing this they seek to take account of constraints, including potential exposure to pollution, and they have regard to sustainable patterns of development and accessibility.

Among other things, the plans aim to:

- provide homes, jobs and facilities;
- help the provision of and planning for education, health and other provision
- protect open spaces and link them together;
- conserve and make the best use of resources including through planning for waste management and minerals;
- provide resources for necessary infrastructure and for environmental maintenance and improvement.

In some cases there may be tensions between different aims (economic growth and environmental enhancement can sometimes provide examples). The issues are to be addressed through evidence and assessment (including sustainability appraisal) and through wide-ranging consultations.

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Date

14 October 2015

Health and Well-being Board - 7 September 2015

Walsall's Local Plan – Consultation

- **Preferred Options for Site Allocations**
- **Preferred Options for Walsall Town Centre Area Action Plan; and**
- **Preliminary Draft Community Infrastructure Levy Charging Schedule**

1. Purpose

To advise the Board of the start of the consultation on 3 important documents planning for the future development of the borough, seek ideas on how the Board thinks interested parties should be consulted and arrange for further detailed discussions of the issues.

2. Recommendation

The Health and Well-being Board is recommended to:

- i) receive a presentation on the consultation on the 3 planning documents;
- ii) propose forums and individuals that should be invited to participate in the consultation; and
- iii) arrange for a detailed discussion of the issues at its October meeting.

3. Report detail

Walsall Council's Cabinet on 22 July agreed that the Council should consult on 3 important planning documents, to help deliver the approach to regeneration, growth and environmental protection set out in the Black Country Core Strategy.

These documents are:

- a) A Site Allocation Development Plan Document (SAD) to allocate sites for development for housing, employment and other uses across the borough (except for town and district centres);
- b) An Area Action Plan (AAP) for Walsall Town Centre, to allocate sites for development and to propose improvements to support the town centre; and
- c) A Charging Schedule, to support the introduction of a Community Infrastructure Levy (CIL) regime to levy charges on certain types of development, replacing a large part of the regime of s106 obligations.

The Report to Cabinet is attached, and this provides more details on the reasons for preparing the plans, the issues to be address and the approach to consultation. The

consultation documents will be available from 7th September and will be presented to the meeting.

The consultation is starting on 7th September and is to run for 8 weeks, to 2nd November. The Council would like to receive as many views as possible. Besides written consultations, the consultation will use social media and events and exhibitions are being arranged at venues around the borough.

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Date

28 August 2015

**Walsall Site Allocations Document (SAD)
Walsall Town Centre Area Action Plan (AAP)
Community Infrastructure Levy (CIL)
Walsall Health and Well-being Board
7 September 2015 - Updated**



Walsall Council

Background: the Basis for the Plans

1. 'Local Plans' - the basis for planning decisions.
2. Government expects local authorities to have up-to-date plans – to meet projected needs.
3. Black Country Core Strategy doesn't allocate specific sites, we need to do this – to show Walsall can deliver regeneration.
4. The Black Country authorities committed to review the Core Strategy starting in 2016.
5. Also, Government is limiting the use of planning obligations to replace them with the Community Infrastructure Levy (CIL).



Three Plans

agreed by Cabinet in 2011 & July 2015

1. A **Site Allocation Development Plan Document (SAD)** to allocate sites for development for housing, employment and other uses across the borough (except for town and district centres);
2. An **Area Action Plan (AAP) for Walsall Town Centre**, to allocate sites for development and to propose improvements to support the town centre; and
3. A **CIL Charging Schedule** and an Infrastructure Plan, to support the introduction of a CIL regime to levy charges on certain types of development, replacing a large part of the regime of s106 obligations.



Programme – for SAD & AAP with CIL in parallel

Stage	Date
<i>Issues and Options Public Consultation</i>	<i>22nd April - 3rd June 2013 - 6 weeks consultation</i>
Cabinet	July 2015
<u>Preferred Options Public Consultation</u> <u>(including draft plans)</u>	<u>September 2015 - 8 weeks</u>
Cabinet (if no further evidence / consultation required)	January 2016
Publication (final draft plan) Public Consultation	February 2016 - 6 weeks consultation [may be extended]
Council Approval for Submission	June 2016
Submission to Secretary of State	July 2016
Examination (by Planning Inspector)	Autumn 2016
Adoption (by Council)	End 2016



The 'Preferred Options' Consultation #1

1. For SAD & AAP - show have considered all of the reasonable options and chosen the best ones.
2. But opportunity to produce 'draft plans'.
3. If in doubt include things at this stage and narrow down through consultation.
4. The documents are consultation documents. They will change.
5. Responsibility for the documents at this stage rests with the Council's Cabinet. Individual Members can comment. Care about other / future roles.



The Preferred Options Consultation #2

1. Cabinet agreement to consult: 8 weeks
7 September – 2 November.
2. Seeking support for involvement in the consultation processes: comments, events, people to talk to.
3. The big issues are about supporting regeneration by accommodating growth whilst protecting the environment.
4. Viability / delivery are vital.



Issues: SAD Housing

1. Core Strategy target c12,000 new homes, half built, another 4,000 committed, need to find sites for at least another 2,000
2. Core Strategy expects (2008-2018)
 - 39 additional traveller pitches
 - 35 showpeople plots

Roll forward (2026) & update assumptions
= 28 G&T pitches
= 30 TS plots.



Issues: SAD Industry & Waste

1. Need more high quality industrial sites and protect what we have:
 - New sites
 - Existing and Potential High Quality
 - Retained Local Quality
 - Industrial Land to consider for release to other uses
2. Need to safeguard existing waste management capacity and provide new where appropriate
 - Mostly in employment areas
 - Infilling of Aldridge and Sandown Quarries
 - Proposals that can't be in industrial areas



Issues: SAD Environment, Community, & Transport

1. No proposals to alter the Green Belt.
2. Lots of natural and heritage assets to protect – and if possible to enhance.
3. Designate open spaces for protection and improvement. Though in a few case very poor quality spaces or those that are ‘surplus to requirements’ might be given up.
4. Local Centres might provide opportunities for community facilities.
5. The big transport issue is that we are not proposing to continue support for the 5ws metro route.



Issues: Walsall Town Centre AAP

1. Need to protect existing shopping, growth projected to be relatively modest (6,000 sq.m. gross for comparison goods)
2. Need to make more of centre as a focus for offices (73,000sq.m. by 2026)
3. Importance of leisure and culture and quality of environment
4. Support with transport improvements, including car parking

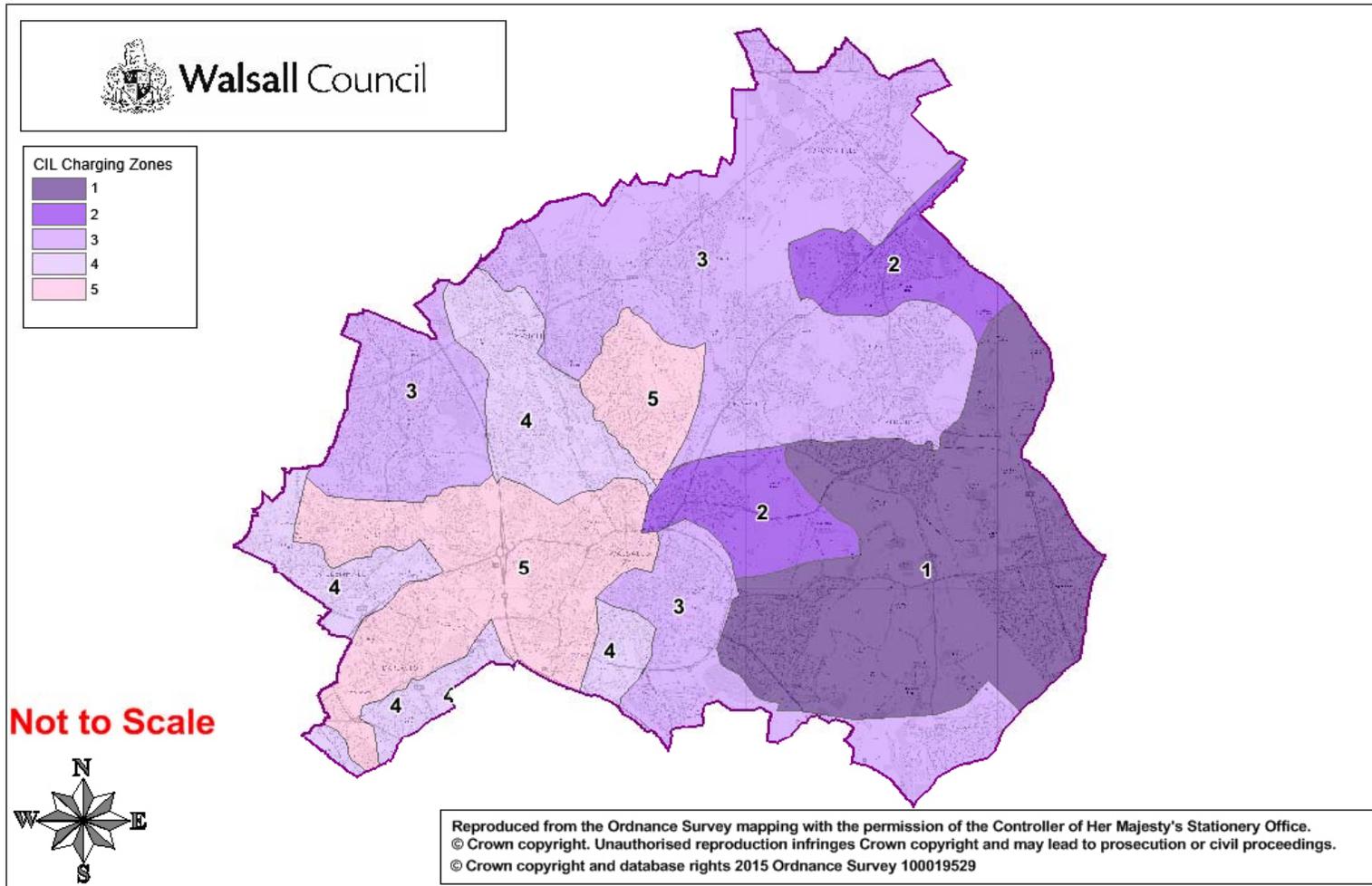


Issues: Community Infrastructure Levy

1. Government system to fund infrastructure
2. Charge per sqm on new residential and larger retail development:
 - £25-£100 for residential in charging zones
 - £75-£100 for retail based on size / type
3. Set significantly below maximum headroom to ensure overall delivery of development is not compromised.
4. No charges for all other development types.



CIL Residential Charging Zones



Links to health #1

- Homes and jobs, open spaces, quality environment and access to opportunities.
- In allocating sites seek to avoid / minimise / mitigate exposure to pollution.
- Knowing where the homes & jobs will be should help plan health, education and other facilities.
- Consultation & involvement = good for people?
- Involving health and other interests should help lead to better plans.



Links to health #2

- What additional health facilities might we need land / premises for?
- More at the hospital? More elsewhere? What / where? What is the strategy?
- How might any additional facilities be provided and paid for?
- Who should we talk to / involve?
- Events / meetings we should attend?



Any Questions?

For Further Information

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The consultation is at

www.walsall.gov.uk/planning_2026

