

Walsall Local Centres Study

April 2017

Walsall Council

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1. Introduction

1.1 Purpose of Study

This Local Centres Study will provide an up to date evidence base on Walsall's Local Centres, serving two main purposes:

- 1) To shape the Local Centre boundaries; and
- 2) To identify development opportunities within the Local Centres.

Walsall's Local Centres are currently allocated through the 2005 UDP Proposals Map which allocates the current Local Centre boundaries and development opportunities. This study evidences the changes to the Local Centres that are proposed through Walsall Borough Site Allocation Document (SAD). Once adopted the SAD supersedes the UDP Proposals Map and UDP Local Centre policies.

This April 2017 version of the Local Centre Study has been produced in order to update the introduction text of the document. As none of the local centre boundaries or local centre development opportunities identified through the study were challenged or the subject of objections through the various stages of consultation on the SAD, the proposals for local centres remain the same as they were at the Preferred Options stage. It has therefore not been considered necessary to undertake any new health checks or surveys to update the evidence supporting the local centre policies and allocations in the emerging SAD.

This Local Centres Study can also support development management decisions on applications within Local Centres or for centre uses outside of established centre boundaries. It can also act as a guide to developers/investors/land owners who are interested in sites within the Local Centres.

1.2 What are Local Centres?

Walsall's centres are distinguished by a well established hierarchy in terms of their scale, nature and catchment area. The Town Centre, which is identified as the Strategic Centre for Walsall Borough in the Black Country Core Strategy (BCCS) is at the top and is covered by Walsall Town Centre Area Action Plan (see our website to view this Draft Plan). This is followed by the five District Centres which will be addressed later by detailed plans – Aldridge, Bloxwich, Brownhills, Darlaston and Willenhall. At the local level Walsall is characterised by Local Centres which meet the day-to-day needs of Walsall's communities. These Local Centres are currently allocated through Walsall 2005 UDP Proposals Map.

There are currently 34 Local Centres¹ allocated through Walsall's UDP. As part of this work a new centre has been proposed - Blackwood Road Local Centre near Streetly because it is considered to play a key role in serving the surrounding community and has a distinctive boundary – see centre proforma LC22.

These local centres provide access to shops along with services such as doctors. Many local centres act as the heart of the local community with community halls, libraries and religious buildings. Indeed some of the local centres are thriving with low levels of vacancies and expansion outside of the UDP boundaries.

There have however, been some changes since 2005 in terms of shopping patterns, customer expenditure and the continued trend towards out-of-centre retail stores which have placed pressure on the local centres. As such a few of the centres have contracted and in some places housing developments have replaced previous centre uses. There are also future challenges facing centres, such as Council budget reductions which place pressure on services. There have been proposals that involve the closure of a number of local centre libraries and this will result in new challenges and opportunities for local centres.

1.3 Process of the Study

This Local Centres Study is a refresh of the evidence gathered in 2009 to inform the BCCS Centres Study produced by GVA Grimley (November 2009), which was the key piece of evidence behind the centres policies within the BCCS. The BCCS was adopted February 2011 having been found sound by the planning inspectorate. Using this established method of gathering evidence on Local Centres this study will provide the evidence for Walsall's Site Allocation Document.

The SAD provides a local dimension to the BCCS, allocating land in Walsall for development opportunities and protection in order to deliver the strategy set out in the BCCS. Once adopted the SAD will supersede the 2005 UDP Proposals Map and provide the planning framework for Walsall's Local Centres setting their boundaries and allocating development opportunities.

¹ Darlaston Green was removed as a Local Centre in the BCCS as a result of the 2009 Black Country Centre Study.

2. Study Methodology

The study is made up of a series of health-checks on the local centres. These aim to measure the vitality and viability of the centres to determine the current status of their health and highlight any qualitative deficiencies which need to be met in planning for the future of the centres. This is in line with the Planning Practice Guidance for town centres which states that any strategy for a centre should be based on evidence of the current state of town centres. The guidance states this evidence should cover opportunities to meet development needs and support centres viability and vitality.

Local Centre Proformas: Using the current UDP boundaries and the 2009 proformas from the Centres Study (GVA Grimley) as the starting point, a standardised proforma has been completed for each centre capturing:

- Retail composition including number, size and type of units/uses. This captures the ground floor uses only and at present covers units within the current UDP boundary;
- Range of community uses;
- Accessibility and car parking;
- Environmental quality, including reference to historic assets;
- Development opportunities, including an update on any UDP development opportunities;
- Relationship with the surrounding area in terms of nearby developments which may impact on the centre and any nearby centres which act as competition; and
- Overall conclusions on the strength of the centre and any recommendations in terms of changes to the centres boundary.

The proforma has been slightly amended since the 2009 surveys to capture some additional information around the surrounding area in terms of planned developments near to the centres and competition from other centres or centre use developments, such as retail parks or supermarkets.

Local Centre Maps: The Local Centres proformas are supported by a map for each centre that illustrates:

- The current 2005 UDP Local Centre boundary;
- The use class of buildings within the current UDP boundary;
- Vacant units;

- Public car parking; and
- Development Opportunities.

The mapped data and the completed proformas have been used to inform any boundary changes to the local centres. These proposed changes have been shown on the Local Centre maps and are shown on the SAD Policies Map.

It must be noted that these maps and proformas capture the situation within a centre on the date the survey was undertaken and that some of the uses may have since changed. The retail composition figures and narrative within the proformas are based on the current UDP boundaries with the exception of the new local centre Blackwood Road. This is so the figures and findings can be used to inform conclusions around whether a centre is in good health and if it should be extended or contracted.

Local Centre Development Opportunities: Where a development opportunity has been identified the study includes an individual proformas on these to provide further details including:

- Site area;
- Site owner, if known, and current use;
- Site characteristics, accessibility and constraints;
- Current planning permissions; and
- Potential uses.

All the data within this study is based on the information available to the Council at the time of production. The observations are officer views only and will not necessary impact on future planning or budget decisions made by the Council.

The presentation of the evidence on each centre is ordered by size in the study, taking into account the proposed boundary changes, starting with the largest centre first.

3. Local Centre Surveys

Caldmore LC1

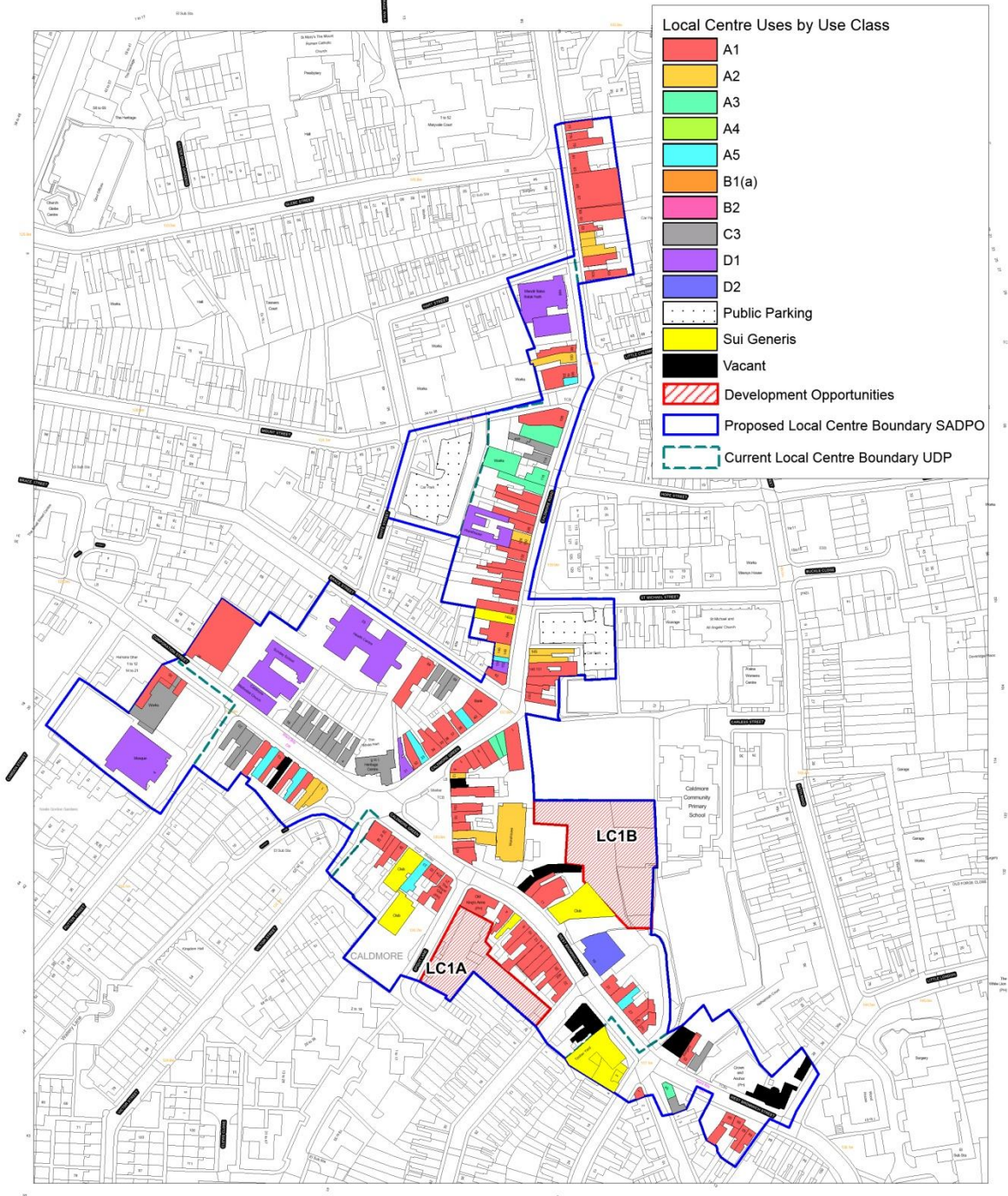
Name of Centre:		Caldmore LC1	
Survey Carried Out:		22/07/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	19	14%
	Comparison Shopping (A1)	46	34%
	Other A1	5	4%
Service (Offices)	A2 & B1(a)	10	7%
Eating & Drinking	A3 & A4	5	4%
Hot Food Takeaway	A5	7	5%
Leisure	D2	3	2%
Community	D1	6	4%
Housing	C3	24	18%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	5	4%
Vacant		5	4%
Total		135	
Representation			
Anchor Store(s)	Name	M&T Supermarke	Post Office
	Floorspace sqm	371 (gross)	102 (gross)
Other Multiple Retailer(s)		Co-op Pharmacy	
Usually Include	Newsagent	✓	
	Post Office	✓	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance	Butchers	

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The buildings in the local centre were generally red-brick two-storey terraces with residential or offices on upper floors. The businesses provided a wide variety of goods and services catering predominantly for the needs of the local community. There were also many community facilities. There was a good mix of business types with a very small number of vacancies.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Health centre, pharmacies, dentists, social clubs, a Hindu temple, church and religious education centres. Mosque on the edge of the current UDP local centre boundary.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The local centre appeared to be the heart of the surrounding area, serving their food, clothing, social and religious needs. The Mandir Baba Balak Nath temple covered nearly an acre of land and could accommodate up to 1,500 people. Caldmore Accord runs a number of services from offices within the centre along with separate Village Hub to support local residents into work.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>The bus stop in middle of Caldmore was served by the 4 (Walsall-Blackheath via West Bromwich and Oldbury), 4H (Walsall-Halesowen via West Bromwich, Blackheath) and 4M (Walsall-Merry Hill via West Bromwich). The 4 runs every 6 minutes Monday to Saturday then every 30 minutes in evenings and on Sundays. The 4H and 4M every 30 minutes at all times.</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There were several crossings concentrated in the middle of the local centre but no crossing along the northern end of busy Caldmore Road. There was a pedestrianised area adjacent to 'The Green' in the middle of the local centre. There were narrow pavements running from north to south along a busy road.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>There was no evidence of cycle lanes or cycle spaces.</p>

Access by Car (e.g. ease of movement by vehicles into and around the centre)	Caldmore roads are very busy and congested with on street car parking meaning that access by car can be difficult.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There was a council owned car park with forty spaces including four disabled spaces. There was also a large car park outside the local centre but abutting the UDP boundary.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The local centre was dominated by a busy road (Caldmore Road). The frontages of some commercial premises would benefit investment. The small public space with grass, trees and a seating area in the middle of the centre was well used. There was little vegetation elsewhere. The White Hart former public house is a listed building which provides an interesting and historic focal point. Also Caldmore Green conservation area covers the heart of the local centre and any proposal would need to take consideration of the character of the centre.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	LC1A Secure Car Park off Thorpe Road, Caldmore, Walsall WS1 4BW being marketed by the Council for lease to be used for car parking. LC1B vacant land behind buildings on West Bromwich Street.
UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The vacant units at the corner of Thorpe Road could be invested in and brought back into use.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There are no large scale housing developments proposed in the surrounding area as part of the SAD Draft Plan. There is however some industrial areas that are consider for release which could come forward as housing if the industry relocates and if there was a comprehensive scheme (See Chapter 4 of the SAD Draft Plan September 2015).

Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	Caldmore is close to Walsall Town Centre boundary but due to its role is serving the local community this proximity does not appear to impact on the centre.
Any other comments	
Commentary (any other observations/points of note)	Strong local walking catchment area
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	Strengths included the mix of business types and the number of community facilities. The centre would benefit from more pedestrian crossings at the northern end of Caldmore Road. Caldmore Road suffers from congestion partly caused by cars parked and vans unloading on double yellow lines.
Conclusion (Strong, Stable, At Risk)	Strong
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	The local centre boundary should be altered to cover the Mosque on Corporation Street and Rutter Steet as a key community facility in the area and to cover the car park bordered by Caldmore Road, White Street and Mount Street. The boundary should be extended along Caldmore Road and along West Bromwich Street to the take into account the commercial units. There is also a slight tweak on victor street to how the boundary is drawn.

Caldmore Local Centre 2015



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Name of Centre:	Caldmore
Site Reference:	LC1A
Name of Opportunity:	Thorpe Road and Spout Lane car parking
Address:	Car Park off Thorpe Road, Caldmore, Walsall WS1 4BW and parking on Spout Lane behind the Old King's Arms
Site Area:	1610sqm
Owner:	Council owned
Current Land Use and/or Occupier:	Parking. Western part seems to be vacant following clearance of former neighbourhood office
Marketed By:	Thorpe Road car park is rented out by the Council
Site characteristics: Including anything that might affect development prospects	Thorpe Road is a narrow site that may be difficult to find any alternative use other than car parking. Neither site faces on to the main street making commercial development such as retail less likely to be viable.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Thorpe Road is narrow and may have access issues - connecting it with the Spout Lane car park may address this. If the site was developed for an alternative use to car parking issues around increased street parking and congestion as a result of the development would need to be considered.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	The site is not within a flood zone. There is a difference in levels between the two car parks which may make adjoining them as one site difficult.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	No current UDP allocations. Caldmore Green conservation area covers some of the site and any proposal would need to take into account the historic character of the centre.
Planning Permissions:	No recent planning applications.
Possible uses:	Interest has been expressed in exploring the use of the Spout Lane site for public car parking to relieve congestion issues
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan for formal car parking.

Name of Centre:	Caldmore
Site Reference:	LC1B
Name of Opportunity:	Land behind 13 West Bromwich Street.
Address:	LAND BEHIND 13 WEST BROMWICH STREET, WALSALL, WS1 4BP
Site Area:	2071sqm
Owner:	
Current Land Use and/or Occupier:	Car parking and unused land
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Constrained by surrounding uses. It is not really clear who owns the sites behind the buildings and how they are accessed. No option for street facing frontage which may reduce possible uses.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Access is constrained by the surrounding uses.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	The site is not within a flood zone. There may be issues over accessing the site.
Current Planning Policy: Including Walsall UDP allocations where relevant, including Conservation Areas, protected trees, etc.	N/A
Planning Permissions:	N/A
Possible uses:	Only really suitable for more formalised car parking or residential due to access issues and the lack of an active frontage on the high street.
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan for formal car parking or residential.

Pelsall LC2

Name of Centre:		Pelsall - LC2		
Survey Carried Out:		04/12/2014		
Uses in Centre		Number of Units		Percentage
Retail	Convenience Shopping (A1)	7		11%
	Comparison Shopping (A1)	16		25%
	Other A1	3		5%
Service (Offices)	A2 & B1(a)	6		9%
Eating & Drinking	A3 & A4	6		9%
Hot Food Takeaway	A5	4		6%
Leisure	D2	0		0%
Community	D1	5		8%
Housing	C3	12		19%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	4		6%
Vacant		1		2%
Total		64		
Representation				
Anchor Store(s)	Name	Spar	Co-op Food	Post Office
	Floorspace sqm	311 (gross)	144 (gross)	48 (gross)
Other Multiple Retailer(s)		Co-op Pharmacy and Pagebet		
Usually Include	Newsagent	✓		
	Post Office	✓		
	Pharmacy	✓		
Occasionally Include	Hot food takeaway	✓		
	Hairdresser	✓		

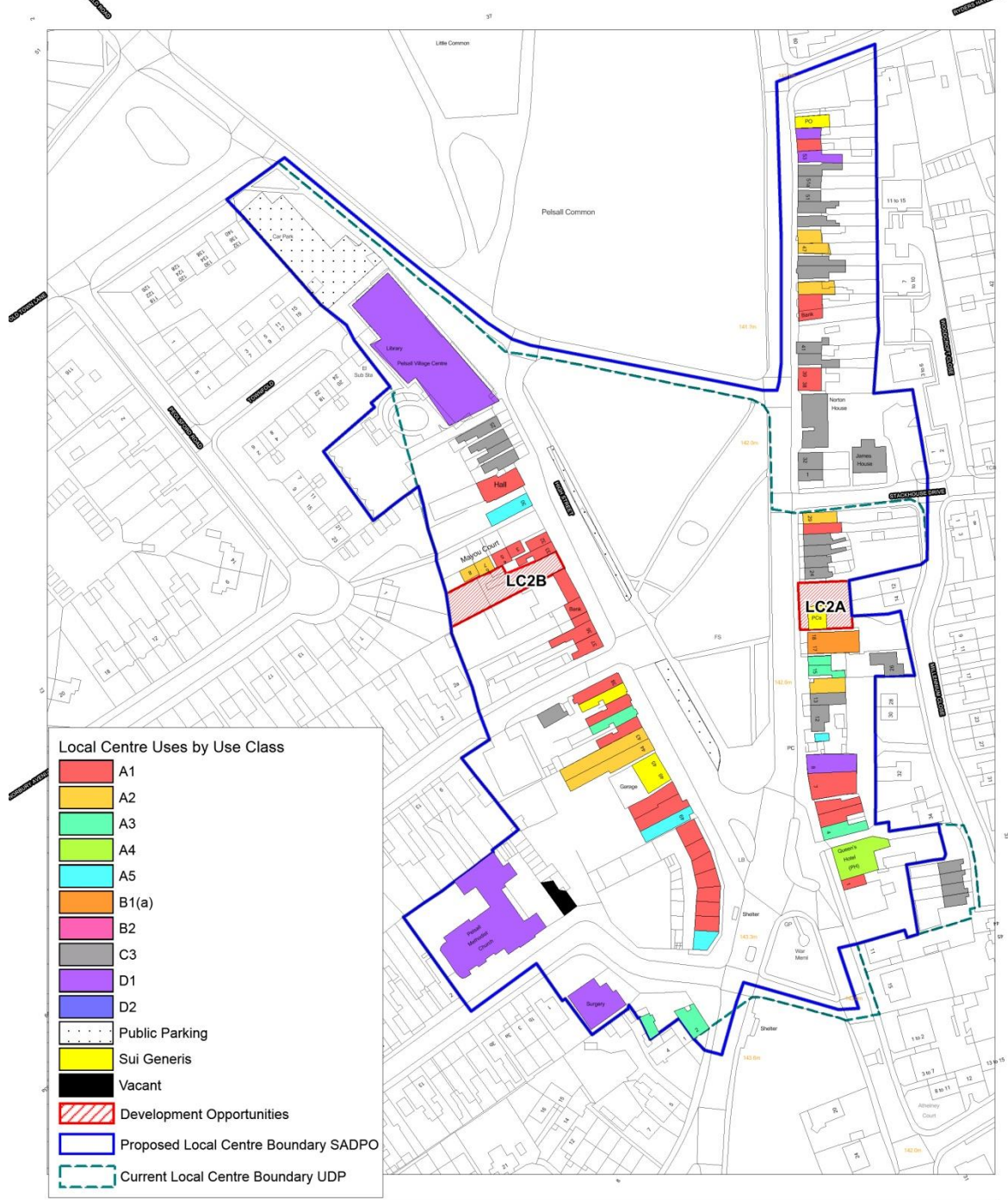
	other shop(s) of local significance	Butchers
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		The local centre had a pleasant village feel despite two fairly busy roads running through it. The buildings were generally two-storey red-brick terraces with commercial uses on the ground floor and residential uses on the first floor. In the middle of the centre there was a large area of grassed open space and mature trees.
Community		
List of Facilities (e.g. church, library, community centre)		Pelsall Methodist Church, Doctors Surgery, Children's Centre and Library.
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)		The church held a weekly toddler group and youth group. Pelsall Village Centre was opened in March 2013 provides the community with modern facilities. Two well stocked convenience stores served the local community's top-up shopping needs. The public toilets have been identified for closure in recent budget proposals.
Accessibility		
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)		There were three bus stops in the local centre. These stops were served by regular bus services (6 altogether) throughout the week.
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)		There were wide pavements the entire length of western side of the local centre. However, the pavements were much narrower on the eastern side. There were no pavements where Highfield Road crossed through the grassed open space in the middle of the local centre.

Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	There was no evidence of cycle lanes or cycle spaces.
Access by Car (e.g. ease of movement by vehicles into and around the centre)	The parking on the street makes accessing some parts of the centre more difficult.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There were on-street parking spaces throughout the local centre and 30 spaces next to Pelsall Village Centre.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The local centre's appearance benefited greatly from a large area of public open space with seating. This open space limited the impact of two reasonably busy roads running through the centre. The entire centre is within Pelsall Common Conservation Area and any proposal will need to have consideration to the character of the centre.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	LC2A The centre currently has public toilets but if these are no longer required the site would become a development opportunity. LC2B There is a site on the high street that could be redeveloped to align with the current building line and to provide commercial units
UDP Development Opportunity (update on opportunities in the UDP)	The UDP identifies land between 25 High Street and the Library which has now been developed for the new Library. It also identifies land south of 24 Norton Road, excluding the public conveniences which have been identified in this survey.

Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	None identified
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There is no significant new development proposed in the area surrounding Pelsall through the SAD.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified.
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The centre benefited from regular bus services. The centre's appearance was a significant strength, in particular the open space running through the middle. There has been recent investment in community facilities. The centre only has one vacant unit and has a good mix of businesses.
Conclusion (Strong, Stable, At Risk)	Strong
Recommendation	

<p>Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)</p>	<p>The boundary should be extended to include the commercial premises on Norton Road. The boundary should be amended to include the car park for Pelsall Village Centre. Also the boundary should be amended to remove the housing on Millennium Close.</p>
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Pelsall Local Centre 2015



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Name of Centre:	Pelsall
Site Reference:	LC2A
Name of Opportunity:	Public Toilets and 17-18 Norton Road
Address:	Public toilets and 17-18 Norton Road, Pelsall
Site Area:	315sqm
Owner:	Walsall Council
Current Land Use and/or Occupier:	Public Toilets (facing closure) and offices previously used as temporary library
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Some trees towards the back of the site which may need to be retained or replaced. Site directly surrounded by residential units. Located within a Conservation Area.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Site includes access from rear off Millennium Close
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified.
Current Planning Policy: Including Walsall UDP allocations where relevant, including Conservation Areas, protected trees, etc.	The UDP identifies land south of 24 Norton Road (excluding the public conveniences) as a development opportunity. The centre is within Pelsall Common conservation area.
Planning Permissions:	N/A
Possible uses:	Commercial (retail or services). Also the site is surrounded by residential so residential may suitable.
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan for town centre uses or residential.

Name of Centre:	Pelsall
Site Reference:	LC2B
Name of Opportunity:	Land adjacent 33 High Street
Address:	Land adjacent 33 High Street Pelsall WS3 4LX
Site Area:	438sqm
Owner:	
Current Land Use and/or Occupier:	Vacant Site
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Any development will need to ensure the shopping street building line is maintained.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	On street car parking only due to the constrained nature of the site.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified.
Current Planning Policy: Including Walsall UDP allocations where relevant, including Conservation Areas, protected trees, etc.	The centre is within Pelsall Common conservation area.
Planning Permissions:	11/0465/FL Retail unit with living accommodation above, Granted 13/12/2011. Application has not been implemented.
Possible uses:	Commercial below with residential above as proposed by the application and to be in keeping with the surrounding uses.
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan for town centre uses below with residential above.

Blakenall LC3

Name of Centre:		Blakenall - LC3	
Survey Carried Out:		27/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	7	9%
	Comparison Shopping (A1)	6	8%
	Other A1	1	1%
Service (Offices)	A2 & B1(a)	3	4%
Eating & Drinking	A3 & A4	2	3%
Hot Food Takeaway	A5	2	3%
Leisure	D2	0	0%
Community	D1	4	5%
Housing	C3	47	62%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	2	3%
Vacant		2	3%
Total		76	
Representation			
Anchor Store(s)	Name	Nisa	Post Office
	Floorspace sqm	312 (gross)	131 (gross)
Other Multiple Retailer(s)		Coral	
Usually Include	Newsagent	✓	
	Post Office	✓	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance	Butchers, Community Information Centre, Bakery	

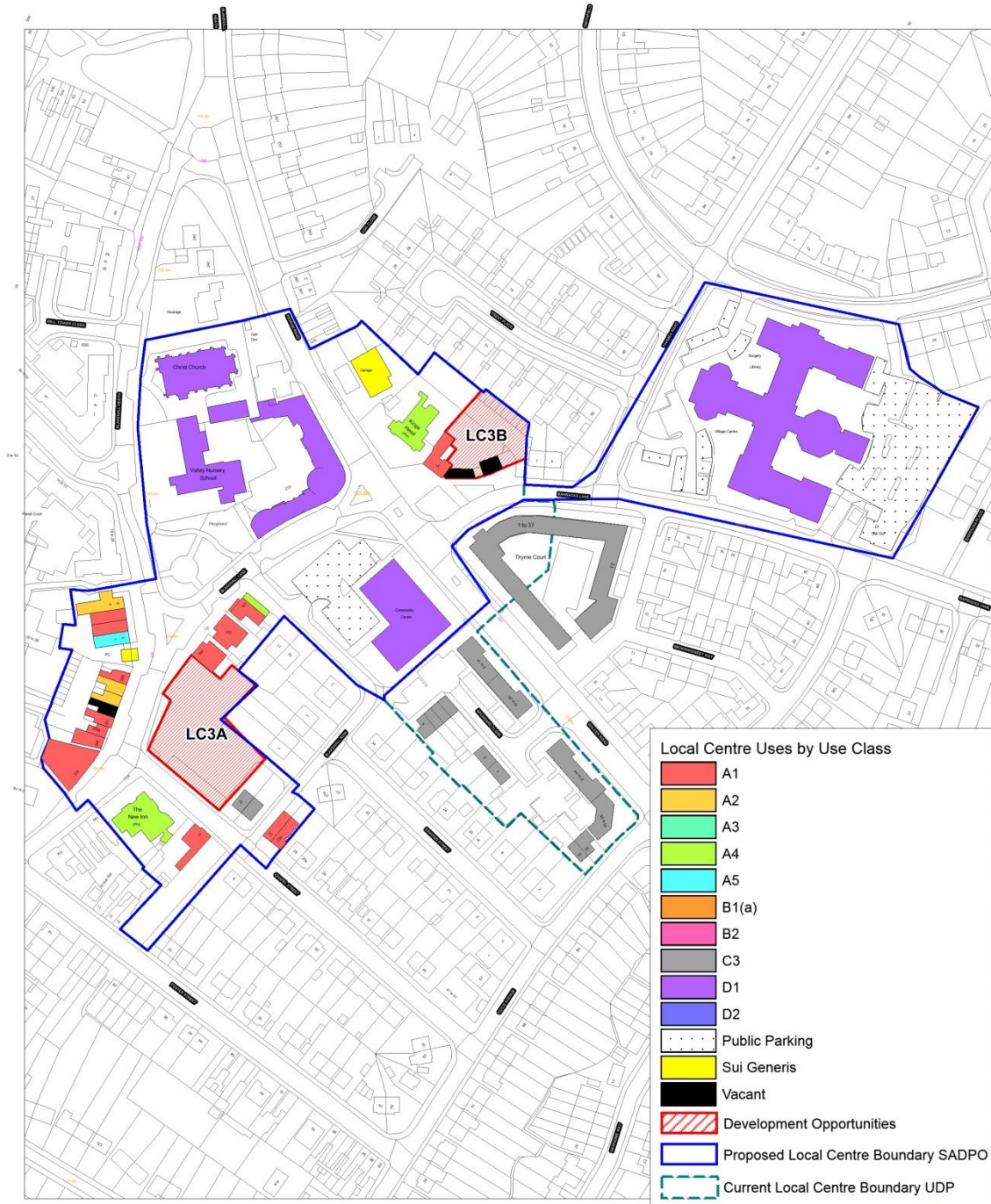
<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The buildings in the local centre were spread over five roads. The largest and most modern buildings were community facilities. Buildings containing commercial units were generally two-storey with residential uses on the first floor. There were several large housing developments that have been completed since the 2009 survey was conducted.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Community Centre, Nursery Schools, Church, Church Hall and Community Information Centre. Just outside of the centre is Blakenall Village Centre which includes a medical centre, library, Co-Op pharmacy and whg offices.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The church and church hall hosted regular activities included Beaver and Cubs, Scouts, bingo, a drop in centre and a Credit Union. Rooms were available to hire at Blakenall Community Centre. The community facilities and the local centre as a whole appeared to have received a lot of recent investment. There was also a non-charging cash machine outside the Post Office.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There was one bus stop inside the local centre and two more just outside. This was served by the 19 (Walsall - Bloxwich) which runs every 30mins and the 29 (Walsall - Bloxwich) which runs every 10mins.</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>In most places the pavements were wide. Traffic calming measures and pedestrian crossing points had recently been installed. Improvements could be made to better connect the current local centre boundary and Blakenall Village Centre.</p>

Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	Cycle racks available.
Access by Car (e.g. ease of movement by vehicles into and around the centre)	Very busy as times especially at nursery and school pick up/drop of times. On street car parking throughout the centre impacts on ease of movement.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There was space for approximately twenty-five cars in what appeared to be a temporary car park created from a cleared site. On-street parking was available throughout the local centre. There were 30 spaces in the community centre car park (including 5 disabled spaces).
Environmental Quality	
Commentary (observations of state of built/ natural environment)	Street furniture had been installed throughout the local centre. These included containers for plant displays and signposts. The local centre had also benefited from large areas of new paving. There were several areas of open space with grass, trees and seating. There is one listed building - Christ Church within the centre.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	LC3A The temporary car park is a development opportunity and there has recently been some interest from a convenience retailer. LC3B There may be an opportunity to develop further the units on the corner of Ingram Road and Barracks Lane, especially if the centre boundary is extended to include Blakenall Village Centre.
UDP Development Opportunity (update on opportunities in the UDP)	Land at Walker Road adjoining the community centre was listed as an opportunity but this has been developed for housing and is no longer an opportunity.

Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	Investment in linkages between Blakenall Village Centre and the established centre would help connect the two and strengthen the centre.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There is a large housing proposal 10/15 walk to the centre (Goscote Lane Copper Works – SAD Draft Plan reference HO29) and there has already been significant housing building in the surrounding area.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	At the moment Blakenall Village Centre which provides key services such as the library and health centre are outside of the centre boundary. If links are not maintained and improved it is possible that this will draw footfall away from the established centre through a lack of linked trips.
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	There has been a lot of recent investment in the centre and in housing around the area but the centre is perhaps lacking in choice for convenience retailing. There might be insufficient parking spaces if the temporary car park was re- developed for another use and if the use results in increased car use. Visual and pedestrian links could be improved between the current local centre and Blakenall Village Centre development.

<p>Conclusion (Strong, Stable, At Risk)</p>	<p>Strong</p>
<p>Recommendation</p>	
<p>Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)</p>	<p>The boundary should be changed to remove the sites which have been developed for housing. The local centre boundary should be expanded to include Blakenall Village Centre as this includes uses significant to the centres role in the community.</p>

Blakenall Local Centre 2015



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Name of Centre:	Blakenall
Site Reference:	LC3A
Name of Opportunity:	Temporary car park corner of Chapel Street
Address:	Corner of Chapel Street and Blakenall Lane
Site Area:	1722sqm
Owner:	Walsall Council
Current Land Use and/or Occupier:	Temporary Car Park
Marketed By:	The Council is looking into the disposal of the site
Site characteristics: Including anything that might affect development prospects	Any use would need to address the corner site and be a comprehensive scheme helping to bring vitality to the centre.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	The site is currently a car park so the loss of these spaces will need to be addressed, especially if the proposed use generated more car trips. Highways have stated there appears to be a demand for parking on this site which would otherwise be displaced onto the surrounding residential streets. Future development would therefore need to provide for this requirement in addition to parking to facilitate the proposed development.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified.
Current Planning Policy: Including Walsall UDP allocations where relevant, including Conservation Areas, protected trees, etc.	The site was allocated as a development opportunity in the UDP.
Planning Permissions:	
Possible uses:	<p>There may be a need for a slightly larger local convenience store as there has been new housing in the area over recent years and the provision of such stores is limited within walking distance of the centre. This could form part of a comprehensive scheme with residential above and parking behind.</p> <p>Site would be suitable for residential development, but this is subject to there being no demand for a centre-type use. Housing currently proposed or under construction elsewhere in Blakenall and Goscote area could increase this demand.</p>
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan for retail and car parking

Name of Centre:	Blakenall
Site Reference:	LC3B
Name of Opportunity:	Rear of units corner of Ingram Road and Barracks Lane
Address:	Corner of Ingram Road and Barracks Lane
Site Area:	370sqm
Owner:	
Current Land Use and/or Occupier:	Mix of commercial units and residential at the front, some of which appear vacant, the area behind looks to be used by the businesses informally. Lock-up garages to the rear were sold by the Council in 2002.
Marketed By:	
Site characteristics: Including anything that might affect development prospects	May be difficult to get a comprehensive scheme due to the mix of uses in front of the land.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	At present the site is on the edge of the current centre boundary, redevelopment of the site may help to connect Blakenall Village Centre and the established centre together better.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	None identified.
Planning Permissions:	N/A
Possible uses:	Retail on the ground floor with residential above.
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan for retail or other town centre uses on the ground floor and residential above.

Rushall LC4

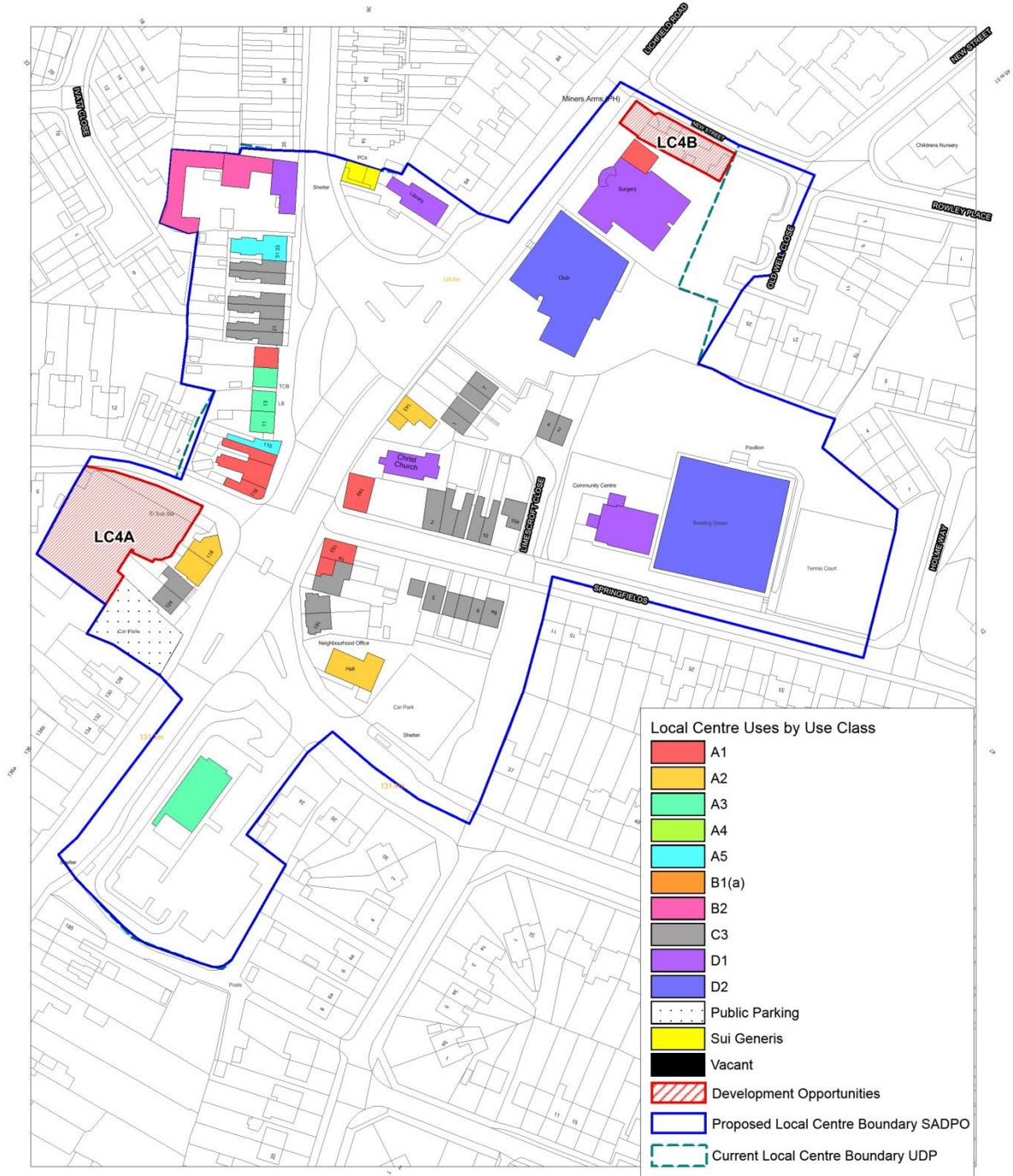
Name of Centre:		Rushall - LC4	
Survey Carried Out:		13/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	2	4%
	Comparison Shopping (A1)	5	9%
	Other A1	1	2%
Service (Offices)	A2 & B1(a)	4	8%
Eating & Drinking	A3 & A4	4	8%
Hot Food Takeaway	A5	1	2%
Leisure	D2	2	4%
Community	D1	5	9%
Housing	C3	29	55%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		0	0%
Total		53	
Representation			
Anchor Store(s)	Name	None	
	Floorspace sqm		
Other Multiple Retailer(s)		Stan James, The Co-op Funeral Care and McDonalds	
Usually Include	Newsagent	✓	
	Post Office	x	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance		

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre ran along both sides of Lichfield Road. The majority of the commercial units were in two-storey terraced properties with residential uses on the first floor. The largest buildings were occupied by the public sector for community uses and offices. All units are occupied and there was a mixture of business types.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Rushall Library, Dentist Surgery, Rushall Health Centre, Rushall Community Centre, Bowling Green, Christ Church, Rushall Labour Club and Public Toilets.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The large number of facilities suggested that the centre was a popular place for local residents to visit community facilities. Rushall Community Centre was used for Weight Watchers, Local Neighbourhood Partnership and Neighbourhood Watch meetings. Rushall Labour Club held small music events. The public toilets have closed.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There are 5 bus stops in the centre with up to 10 services meaning there is a regular service in the centre.</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There were several pedestrian crossings throughout the local centre.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>There was no evidence of cycle lanes or cycle spaces.</p>

Access by Car (e.g. ease of movement by vehicles into and around the centre)	The busy road may make it difficult to stop near some of the uses in the centre.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	Car parking provision included sixteen spaces in a car park between 124 and 128 Lichfield Road. There was a car park behind the Neighbourhood Office with twenty-seven parking spaces. The number of spaces appeared to be sufficient.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The local centre was dominated by the wide (six lanes in some places) and busy Lichfield Road. There was a small paved area with seating, planting and a war memorial in the middle of the local centre. However, it was next to a very noisy road junction.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	LC4A Station Road, at the rear of 118 Lichfield Road. This large grassed area did not seem to actively used as open space. LC4B is a clear site to the side of the medical centre.
UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	None identified.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There is a housing site proposed (Rushall Mews SAD Draft Plan reference HO314) that directly adjoins the local centre.

Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified.
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	Some of the shops such as Eileen Mason Photography, the plumbing and gas shop and MacDonald's would attract people from outside the local area. The centre also has good access by public transport. The major weakness of this local centre was the lack of an anchor store such as a convenience store or small supermarket. Another weakness was the noise and congestion created by Lichfield Road and the large road junction in the middle of the local centre.
Conclusion (Strong, Stable, At Risk)	Strong
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	The boundary should be changed to include the car park of the medical centre.

Rushall Local Centre 2015



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Name of Centre:	Rushall
Site Reference:	LC4A
Name of Opportunity:	Station Road green space
Address:	Station Road, at the rear of 118 Lichfield Road.
Site Area:	1243sqm
Owner:	Walsall Council
Current Land Use and/or Occupier:	Green Space – informal
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Open green space that is not allocated and does not appear to be used formally. Off the main street.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Could be possible to link the open space to the car park rather than providing additional parking on site. A planning application (05/1056/FL/E5) was submitted in 2005 to use the land as private open space in association with Eileen Mason: this application remains undetermined.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	None
Planning Permissions:	N/A
Possible uses:	One option is to formalise the open space use however the site may provide the only possible site for a larger retail unit if one is needed in the centre. Speculative smaller units wouldn't necessary be welcomed given the location off the main street. Vehicle access would be very difficult because of proximity of road junction.
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan for retail investment.

Name of Centre:	Rushall
Site Reference:	LC4B
Name of Opportunity:	Site of Miners Arms Public House
Address:	Site of Miners Arms Public House
Site Area:	315sqm
Owner:	
Current Land Use and/or Occupier:	Vacant land
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Clear site to the side of the medical centre.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	The site is small and constrained by the location between the medical centre and road so access may be difficult unless it forms part of the medical centre development.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	Busy road may mean some uses such as residential would not be suitable at the front of the site.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	None
Planning Permissions:	N/A
Possible uses:	Could form part of the medical centre either as part of the building or an extension to the car parking. Other centre uses would be suitable if a feasible layout could be achieved on a site this size.
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan for town centre uses or residential.

Stafford Street LC5

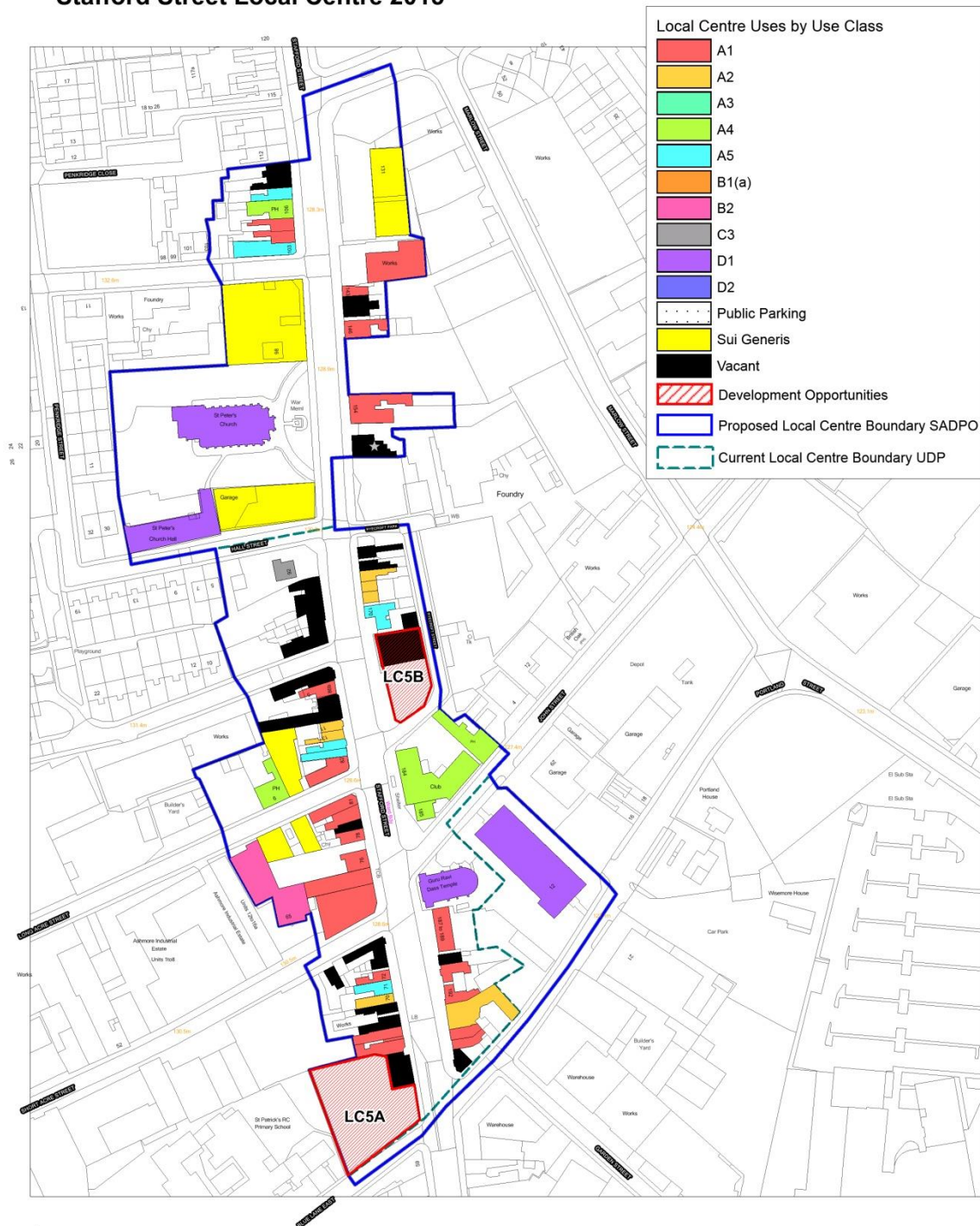
Name of Centre:		Stafford Street LC5	
Survey Carried Out:		03/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	5	9%
	Comparison Shopping (A1)	8	14%
	Other A1	2	4%
Service (Offices)	A2 & B1(a)	7	13%
Eating & Drinking	A3 & A4	4	7%
Hot Food Takeaway	A5	4	7%
Leisure	D2	0	0%
Community	D1	1	2%
Housing	C3	1	2%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	3	5%
Vacant		21	38%
Total		56	
Representation			
Anchor Store(s)	Name		
	Floorspace sqm		
Other Multiple Retailer(s)		Ladbrokes	
Usually Include	Newsagent	✓	
	Post Office	x	
	Pharmacy	x	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance	Butchers	

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The buildings in the local centre were predominantly terraces with commercial uses on the ground floor and residential uses on the upper floors. The rows of buildings lined both sides of busy Stafford Street. At the rear of many of the properties were small outbuildings, most of which were in a state of disrepair. There were several vacancies on the ground floors and upper floors. The surrounding streets were predominantly occupied by light industry.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Shri Guru Ravi Dass Sabha Temple.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>St. Peter's Church Hall and Community Hall are just outside the local centre boundary. The church hall houses a weekly Sunday School, two social clubs including one for the over 50's and the hall can be hired for groups, meetings and parties.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>In terms of accessibility, the local centre benefited greatly from its proximity to Walsall town centre. There were three stops in the local centre. These were served by many frequent bus services including 1, 2, 2A, 19, 26, 301 and 302.</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There was only one pedestrian crossing in the local centre, which was located at the southern end of the local centre. At some parts of the centre vehicles were parked on the foot path.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>There is no evidence of cycle spaces or cycle lanes.</p>

Access by Car (e.g. ease of movement by vehicles into and around the centre)	The road was busy and with no designated parking access could be difficult at busy times.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There was no designated off-street parking provision for visitors. There were on-street parking spaces throughout the local centre and along nearby side roads but many of these had No Parking signs.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The buildings were poorly maintained with a high number of vacancies. The quality of the buildings at the rear of many of the properties is poor it making it difficult to tell whether or not they were occupied and what their uses were. Pollution from the busy road running through the middle of the local centre had taken its toll on the appearance of the buildings. There were several mature trees but no open space or planting schemes. There are number of locally listed buildings and two listed buildings in the centre which nearby proposals will need to consider.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	LC4A The vacant site Corner of Blue Lane East and Stafford Street provides a development opportunity. LC4B The vacant unit and car park off Ryecroft Street could be redeveloped.
UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	There are many industrial units and pieces of land that if assembled could provide opportunities for commercial units to expand or residential developments to come forward – See the SAD Draft Plan Policies Map and Chapter 4 of the Draft Plan. There are also a number of units and buildings that would benefit from investment.

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There are a number of industrial units around Stafford Street that are consider for release which if the industry relocates could be developed for housing (see Chapter 4 of the SAD Draft Plan).
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	The centre adjoins Walsall Town Centre impacting not only on what investment it can secure but also what investment should be directed into the centre as the regeneration strategy prioritise investment in Walsall Town Centre first (BCCS and UDP).
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	A key strength is good public transport accessibility. Weaknesses included a lack of community facilities and poor building maintenance. There was also no obvious anchor store. There was no parking provision. The local centre would benefit from more pedestrian crossings along Stafford Street. Several development opportunities were identified throughout the local centre. The local centre has to compete with the large amount of retail provision in Walsall Town Centre nearby.
Conclusion (Strong, Stable, At Risk)	At Risk
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	Extend the boundary to include retail units up to Kwik Fix on both sides of the road. Also extended to include the Heart Centre as this is a medical use.

Stafford Street Local Centre 2015



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Name of Centre:	Stafford Street
Site Reference:	LC28A
Name of Opportunity:	Corner of Blue Lane East and Stafford Street
Address:	1 BLUE LANE EAST WS2 8HN
Site Area:	1346sqm
Owner:	
Current Land Use and/or Occupier:	Vacant land
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Consideration should be given to the relationship of the site with the adjacent primary school. Any scheme if possible should include the vacant units on Stafford Street for a comprehensive approach.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Stafford Street does not have public car parks so any development may need to provide parking as part of the development.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	None identified.
Planning Permissions:	N/A
Possible uses:	Commercial if there is demand but there are a number of vacant units where investment should be directed in the first instance. Residential could be supported if a satisfactory residential environment would be achieved.
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan for town centre uses if there is demand otherwise residential would be suitable.

Name of Centre:	Stafford Street
Site Reference:	LC28B
Name of Opportunity:	Vacant unit Stafford Street/Ryecroft Street
Address:	180 STAFFORD STREET
Site Area:	804sqm
Owner:	
Current Land Use and/or Occupier:	Vacant former tyre fitter with car parking
Marketed By:	TSR marketing the site to let
Site characteristics: Including anything that might affect development prospects	H Goodwin site to the east is a consider for release employment site in the SAD that has been submitted through the Call for Sites as a potential residential site. There is potential to incorporate this development opportunity in this site.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Maybe a need to replace any car parking that is lost as the centre does not have a public car park.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified.
Current Planning Policy: Including Walsall UDP allocations where relevant, including Conservation Areas, protected trees, etc.	None identified.
Planning Permissions:	N/A
Possible uses:	Retail or other commercial uses such as previous use as a garage.
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan for retail or other commercial uses.

Coal Pool LC6

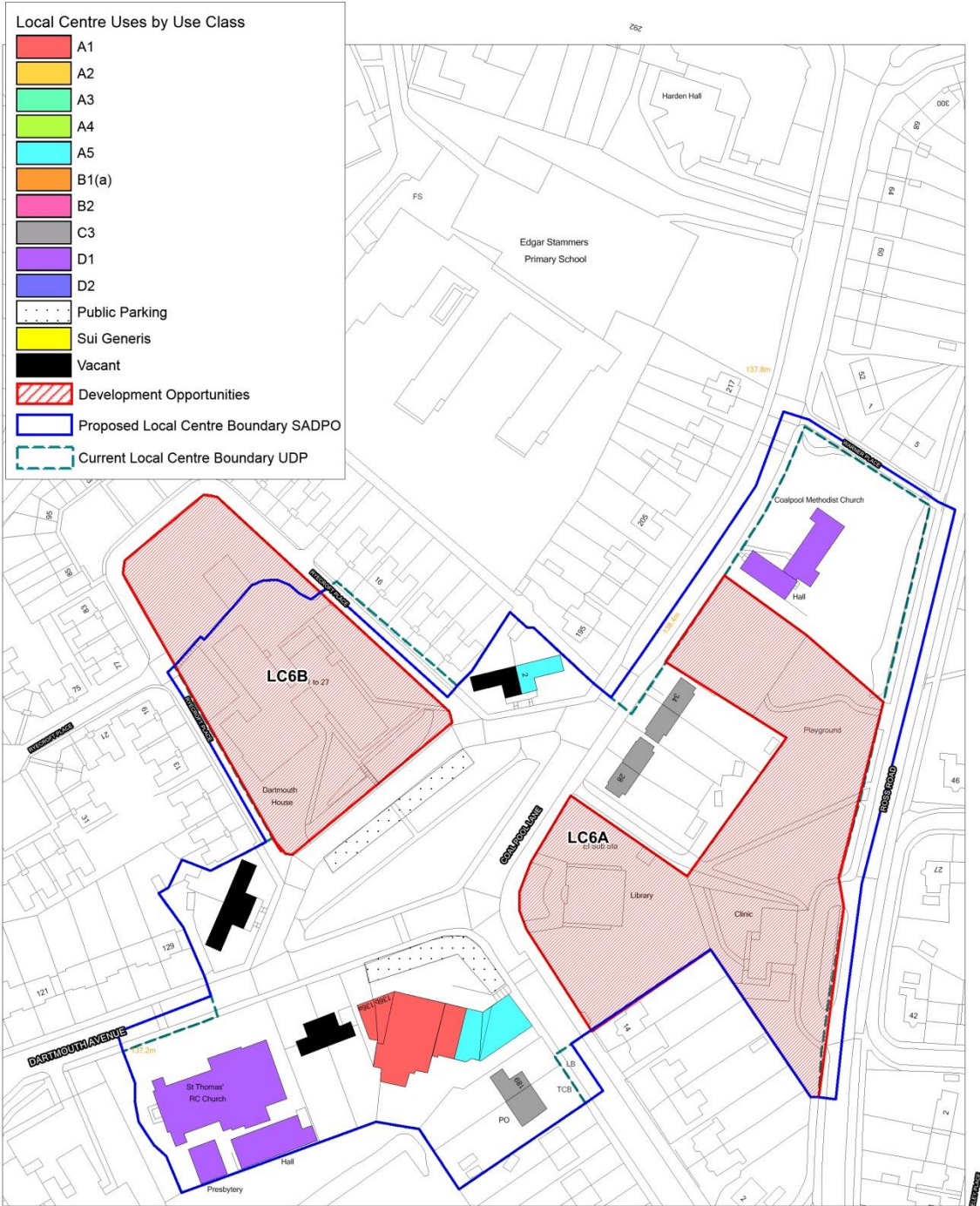
Name of Centre:		Coal Pool / Ryecroft - LC6	
Survey Carried Out:		27/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	3	13%
	Comparison Shopping (A1)	2	9%
	Other A1	0	0%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	3	13%
Leisure	D2	0	0%
Community	D1	5	22%
Housing	C3	5	22%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		5	22%
Total		23	
Representation			
Anchor Store(s)	Name	Costcutter	Post Office
	Floorspace sqm	388 (gross)	98 (gross)
Other Multiple Retailer(s)			
Usually Include	Newsagent		✓
	Post Office		✓
	Pharmacy		✓
Occasionally Include	Hot food takeaway		✓
	Hairdresser		×
	other shop(s) of local significance		

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre included a row of commercial units with residential uses on the first floor and four semi-detached houses, which had also been converted into commercial units. There were a number of vacant sites that were occupied by community facilities spread around the local centre. In the middle of the local centre there was a sizeable grassed area with mature trees and footpaths.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>St. Thomas' RC Church & Church Hall, Coal Pool Methodist Church & Church Hall, St. Thomas RC Church was adjacent to the local centre.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>Other than the religious buildings all community facilities have closed in the centre, and the former Dartmouth House has been demolished.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There are 4 bus stops just outside of the centre served by the 19 which runs every 30mins (Walsall to Bloxwich). There is also within a short walk a bus stop served by the 29 which runs every 15mins (Walsall to Bloxwich).</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There were no crossings in the local centre.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>The path to the south of Edgar Stammers School is marked as a cycle route</p>
<p>Access by Car (e.g. ease of movement by vehicles into and around the centre)</p>	<p>No issues indentified.</p>

<p>Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)</p>	<p>There were approximately fifty parking spaces in two off-street car parking areas and on-street parking throughout the centre. The level of parking provision was considered to be more than sufficient in relation to the activity in the centre.</p>
<p>Environmental Quality</p>	
<p>Commentary (observations of state of built/ natural environment)</p>	<p>Shutters were closed on a number of units despite the survey being conducted during opening hours. There were several large areas of grass and vacant sites which made the area seen run down. The church is locally listed.</p>
<p>Development Opportunities</p>	
<p>Potential Sites for Allocation in SAD (See separate proforma's)</p>	<p>There are two development opportunities in the centre. LC6A The site next to Coal Pool Methodist Church, which is a former clinic and has a current application for erection of 12 no. 1 bedroom apartments (14/1345/FL). This has been combined with the former Library and Surgery site to allow for a more comprehensive approach. LC6B The site where Dartmouth House has now been demolished.</p>
<p>UDP Development Opportunity (update on opportunities in the UDP)</p>	<p>The UDP identified land on the eastern side of Coalpool Lane, including land adjoining the Methodist Church, the library and the health centre.</p>
<p>Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)</p>	<p>The commercial units could be redeveloped to make better use of the spaces and to modernise the units. If the open space in the centre is retained more could be made of it bringing more life into the centre.</p>

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There is a large housing proposal at Goscoate Lodge Crescent about 14/20mins walk to the centre (SAD Draft Plan Proposal HO27).
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified.
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The poor quality of the built environment and the number of vacancies/vacant land were weaknesses. The access by public transport was also a weakness. The loss of community uses is also a potential issue. The prominent position of the former Dartmouth House site and former library site provide an opportunity to improve the built environment of the local centre if redeveloped. The grassed area in the middle of the local centre could also be enhanced to provide a focal point.
Conclusion (Strong, Stable, At Risk)	At Risk
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	It is not possible to suggest any changes to the boundary without knowing the plans for the development opportunities identified. The boundary around the site of Dartmouth House could be altered to either include all the land within the road loop, or exclude the site entirely if it was redeveloped for a non centre use. Likewise, it would be appropriate to remove the area of site LC9A from the centre if this site was redeveloped for a non centre use. As such the centre boundary has remained the same with a few minor changes to make it neater.

Coal Pool Local Centre 2015



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Name of Centre:	Coal Pool / Ryecroft
Site Reference:	LC6A
Name of Opportunity:	Former library and clinic site
Address:	SITE OF FORMER COALPOOL CLINIC, ROSS ROAD, RYECROFT, WALSALL
Site Area:	7184sqm
Owner:	G. C. Rickards Ltd owns the former clinic centre, Council owns the library site.
Current Land Use and/or Occupier:	Vacant land - grassed over
Marketed By:	
Site characteristics: Including anything that might affect development prospects	The east and west of the site are at different levels with separate frontages. The fact it is grassed over may mean there are some ecological issues that would need to be addressed.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	The part of the site behind the residential properties and next to the church is less well connected to the centre so may be less appropriate for commercial uses
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	The site is on different levels so if the area was developed as one this would need to be addressed.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	Although the UDP identifies the site as an opportunity for development, parts of the site are greened over and include a play ground so consideration will need to be given to the impact of the loss of this open space.
Planning Permissions:	Current application granted 14/1345/FL - New build residential, construction of a single three storey block consisting of 12 one bedroom apartments together with parking on site.
Possible uses:	Given the physical shape, and differences in levels and ownerships, different uses may be appropriate for the various parts of the site. The site of the former library could be used for retail or community uses. The rest of the site is a little detached from the rest of the centre so would be more suitable for residential. Given the health of the centre, there may be little demand for other uses than residential.
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan mixes uses

Name of Centre:	Coal Pool / Ryecroft
Site Reference:	LC6B
Name of Opportunity:	Former Dartmouth House
Address:	Former Dartmouth House , Ryecroft Place, WS3 1SW
Site Area:	4842sqm
Owner:	Walsall Council
Current Land Use and/or Occupier:	Vacant land
Marketed By:	Listed as a asset of community value so was marketed for 6 weeks to the community by the Council
Site characteristics: Including anything that might affect development prospects	The surrounding uses are low storey and any proposal may need to ensure it doesn't overshadow these.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	There is some parking on the site that would need to be replaces if lost unless it can be demonstrated that there is sufficient parking.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	Currently listed as an Asset of Community Value
Planning Permissions:	N/A
Possible uses:	Unless there was interest in retail units or community uses at the front of the site that connected well with the centre the site is more suited to residential that other centre uses. It could make a good care home location with its access to a centre.
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Allocated in the SAD Draft Plan for residential

Streets Corner LC7

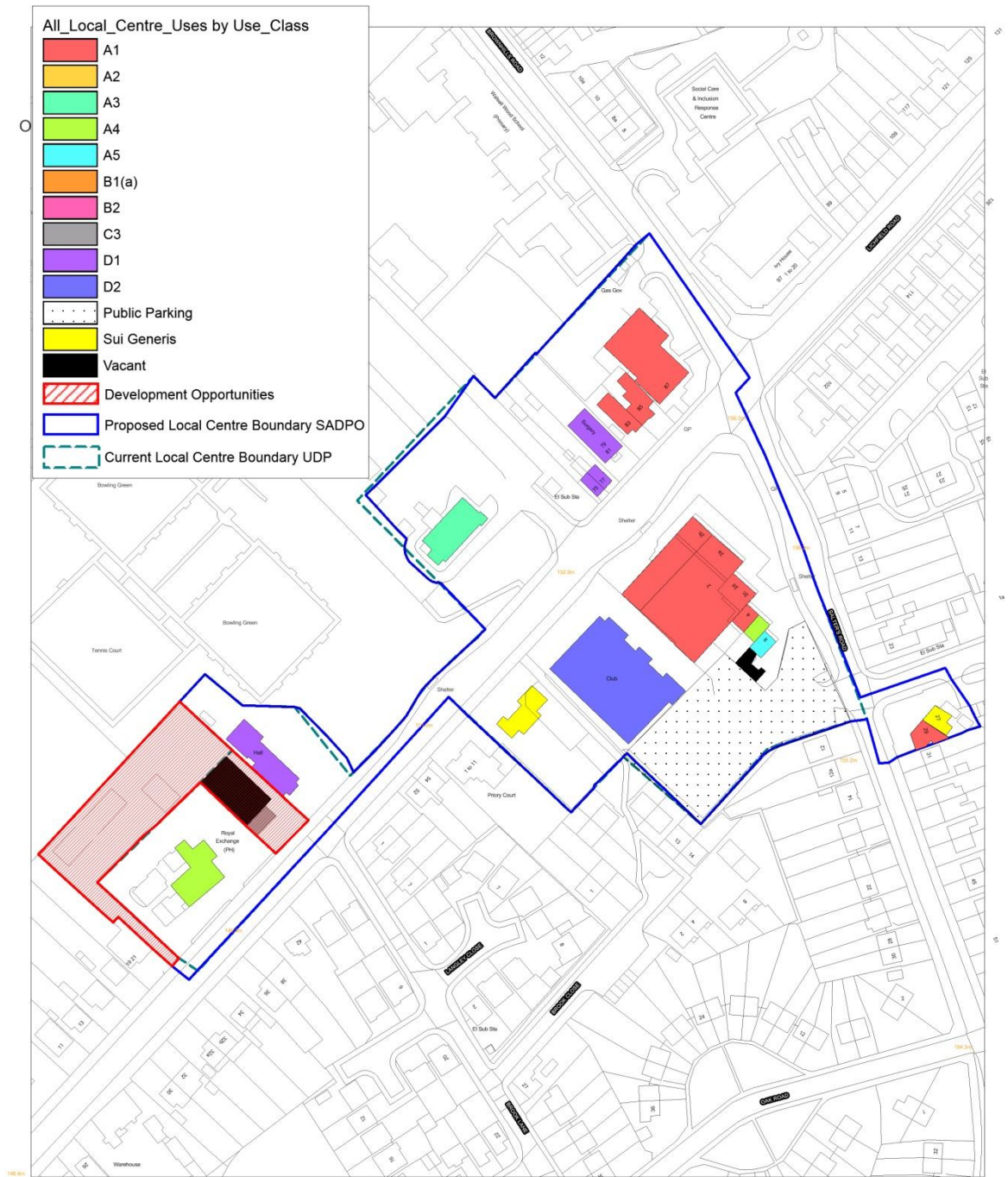
Name of Centre:		Streets Corner - LC7	
Survey Carried Out:		13/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	2	11%
	Comparison Shopping (A1)	3	17%
	Other A1	1	6%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	2	11%
Hot Food Takeaway	A5	2	11%
Leisure	D2	2	11%
Community	D1	3	17%
Housing	C3	1	6%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	1	6%
Vacant		1	6%
Total		18	
Representation			
Anchor Store(s)	Name	Tesco Express	Co-op Foodstore
	Floorspace sqm	390 (gross)	517 (gross)
Other Multiple Retailer(s)		KFC and Fitness First	
Usually Include	Newsagent	x	
	Post Office	x	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	

	other shop(s) of local significance	
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		The local centre ran along the busy Lichfield Road. There was a mixture of building styles but the built environment could be updated in some areas. Leisure uses appeared to dominate the local centre. There was a large private fitness facility in the local centre and a large Council-run leisure centre (which is being redeveloped) with extensive sports ground just beyond the local centre boundary.
Community		
List of Facilities (e.g. church, library, community centre)		Walsall Methodist Church, Dentist and Doctors Surgery. Youth centre and school outside of the local centre boundary. Leisure centre just outside of the boundary.
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)		The church housed a fellowship group, a monthly luncheon club, Boys' and Girls' Brigades, karate, dance classes and bowls club. There was also a private fitness club, which was part of a national chain and a dance studio above the shopping centre.
Accessibility		
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)		There are 5 bus stops in the centre with 7 services running including the number 10 (Walsall - Burntwood via Walsall Wood) every 20mins and the X35, 24, 35, 66, 935A and 936.
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)		There was a pedestrian crossing in the middle of the local centre on Lichfield Road and another crossing on Salter's Road. There were wide pavements throughout the local centre.
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)		There were several bicycle racks outside the Fitness First building.

Access by Car (e.g. ease of movement by vehicles into and around the centre)	The centre is on busy roads and it may not always be obvious how to access the car parking. Uses such as the leisure centre and KFC may mean that the roads become congested at times.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There were approximately fifty spaces at the rear of Fitness First. There was further parking outside the KFC restaurant and a large car park outside leisure centre, which was just beyond the local centre boundary. There were also 30 spaces for the new co-op. The local centre was possibly over supplied with parking provision.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The local centre was dominated by the busy Lichfield Road. The shopping centre on the corner of Lichfield Road and Salter's Road was somewhat dated and could be better maintained. There were trees and grassed spaces in several parts of the local centre.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	None
UDP Development Opportunity (update on opportunities in the UDP)	The UDP identified the area in front of Oak Park leisure centre but this has now been developed for KFC.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The shopping precinct while full at the time of the survey could do with investment and modernisation. The Tesco Express has been identified for closure so will present an opportunity within the precinct.
Any other comments	
Commentary (any other observations/points of note)	Recent announcement that Tesco Express has been identified for closure

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There is no significant housing proposed closed to this local centre.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	Streets Corner and Walsall Wood local centres are quite close together, Street Corner appears to be more leisure focussed and is perhaps less reliant on the walking catchment area than Walsall Wood which has a more local dimension.
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	Car parking provision was a key strength. The high level of leisure provision in the centre may help bring people into the area along with the centres location on main roads.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	The boundary should be extended to include the two units on the corner of Lichfield Road as they are operating centre uses.

Streets Corner Local Centre 2015



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Name of Centre:	Street Corner
Site Reference:	LC7A
Name of Opportunity:	Land behind Royal Exchange Pub
Address:	21 Belsize House
Site Area:	1874sqm
Owner:	
Current Land Use and/or Occupier:	Warehouse / Store / Storage Depot
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Site is off the main road behind the Public house with narrow access. There are residential uses to the west and Urban Open Space behind.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	The access is via a narrow road which may cause problems and the site is not well visually or physically linked to the centre.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	Urban Open Space behind
Planning Permissions:	N/A
Possible uses:	Residential as the site is away from the main street.
Suggested uses in the SAD: Retail, Community Use, Residential etc.	Residential

Leamore LC8

Name of Centre:		Leamore - LC8	
Survey Carried Out:		27/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	8	16%
	Comparison Shopping (A1)	8	16%
	Other A1	2	4%
Service (Offices)	A2 & B1(a)	3	6%
Eating & Drinking	A3 & A4	3	6%
Hot Food Takeaway	A5	6	12%
Leisure	D2	0	0%
Community	D1	1	2%
Housing	C3	9	18%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	6	12%
Vacant		3	6%
Total		49	
Representation			
Anchor Store(s)	Name	Farmfoods	Select 'n' Save & Post Office
	Floorspace sqm	640 (gross)	113 (gross)
Other Multiple Retailer(s)		William Hill, Perfect Pizza, Ladbrokes, Co-op Pharmacy and Spar	
Usually Include	Newsagent		✓
	Post Office		✓
	Pharmacy		✓
Occasionally Include	Hot food takeaway		✓
	Hairdresser		✓
	other shop(s) of local significance	Butchers	

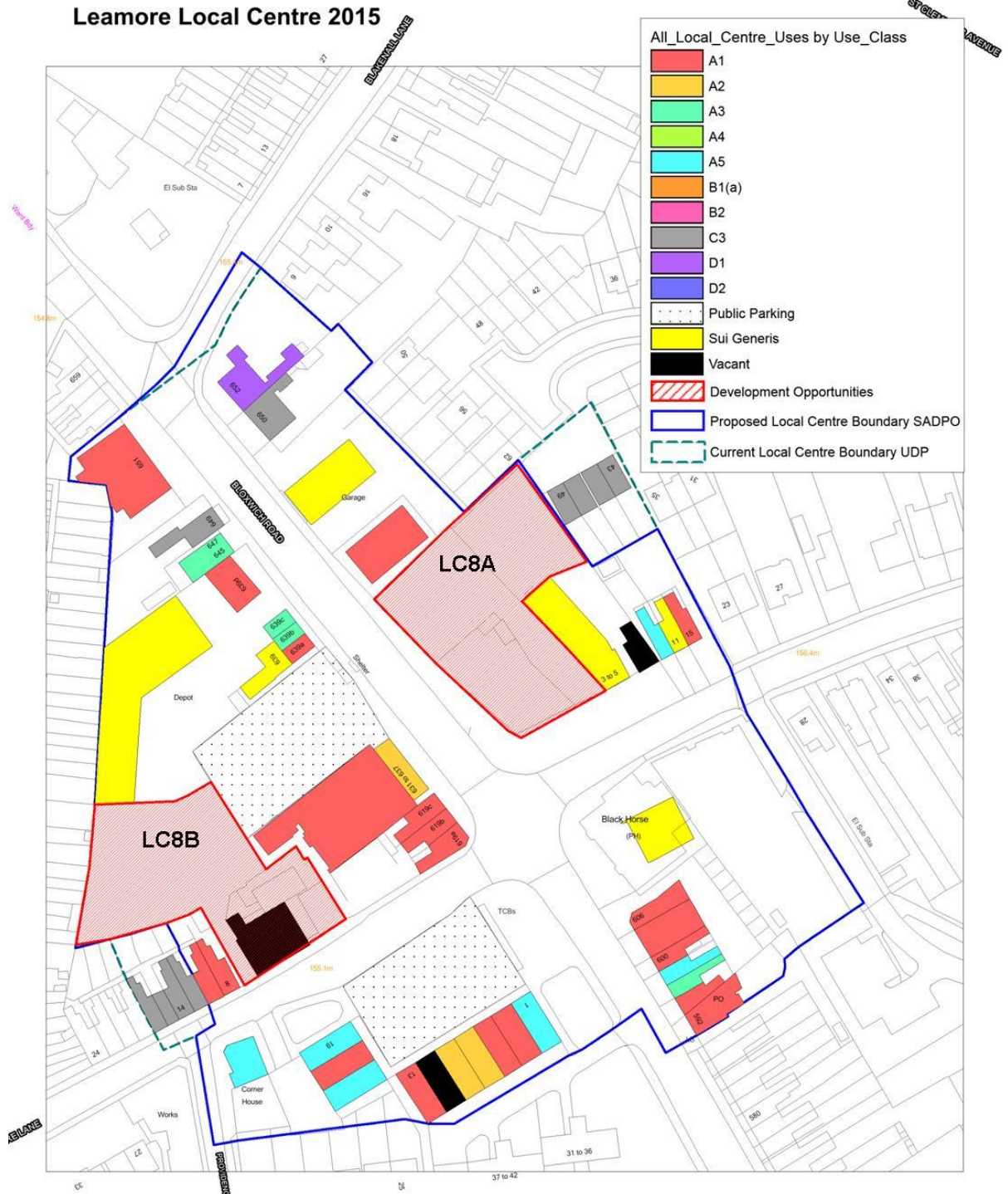
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)	<p>The local centre consisted of a mix of building types dispersed along the busy Bloxwich Road. There was a small parade of commercial units with a car park in front. The upper floors throughout the local centre were predominantly residential. There were few vacancies and vacant sites.</p>
Community	
List of Facilities (e.g. church, library, community centre)	Dentist
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)	There was a free cash machine available.
Accessibility	
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)	<p>There was three bus stops in the centre served by 1, 2, 2E, 301 and 302. The nos. 1 (Walsall - Cannock via Bloxwich, Landywood) ran 5 buses per hour Monday to Saturday and hourly evenings/ Sundays. The 301 (Walsall - Mossley via Leamore, Bloxwich) and 302 (Walsall - Lower Farm via Bloxwich, Lichfield Road) ran every few minutes Monday to Saturday daytime and every ten minutes on evenings/ Sundays.</p>
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)	<p>There were pedestrian crossings at the road junction in the middle of the Local Centre. The centre would benefit from more crossings particularly at the northern end of Bloxwich Road.</p>
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	<p>There were some bicycle racks near the middle of the local centre. The former bus/ cycle lane was removed a couple of years ago to address highway congestion</p>

<p>Access by Car (e.g. ease of movement by vehicles into and around the centre)</p>	<p>Parking may be difficult due to the junction location and the busyness of the road. This does however provide opportunities for passing trade rather than the centre being solely dependent on the local community.</p>
<p>Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)</p>	<p>There were twenty-five spaces available to the general public in a car park at the corner of Leamore Lane and Bloxwich Road. Further parking spaces were provided for Farmfoods and William Hill customers only. The number of spaces was considered to be adequate in relation to the size of the local centre.</p>
<p>Environmental Quality</p>	
<p>Commentary (observations of state of built/ natural environment)</p>	<p>There was a prominent vacant site and a pub in need of some investment. The main issue with the appearance of the local centre was the busy traffic junction.</p>
<p>Development Opportunities</p>	
<p>Potential Sites for Allocation in SAD (See separate proforma's)</p>	<p>LC8A The site formerly occupied by Butler's Arms PH, c/o Bloxwich Road/Harden Road provides a development opportunity. It has permission for a mixed use development comprising 4 retail units, (A1, A2, A3 and D1 - medical and health) 10 x 2 bed apartments and 8 x 1 bed supported living units (11/0747/FL). LC8B The site of The Crown Public House, Leamore Lane provides a opportunity as the pub is currently closed and permission has been granted for it demolition (12/0593/FL)</p>

UDP Development Opportunity (update on opportunities in the UDP)	The UDP identifies Land to the north of the former bingo hall (now Farmfoods) including 639 Bloxwich Road as an opportunity. This is currently in use by Bloxwich Fencing so we would need to consider the potential for relocation before allocating the site.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The car sales use on the site of the former Black Horse Pub only has a 5 year temporary consent (runs out 27/06/16) so there is the opportunity for a more permanent built development on this corner site.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There is a housing development just outside of the centre (HO147) with capacity for 20 dwellings.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	The centre is within close proximity to Blakenall Local Centre but appears to offer more passing trade, car focussed facilities compared to the community facility focussed centre of Blakenall.
Any other comments	
Commentary (any other observations/points of note)	The small Spar supermarket/petrol filling station shop was open twenty-four hours a day.
Summary	
Commentary (summary including strengths/weaknesses/ opportunities/ threats)	The frequent bus services in the local centre is a strength as is the level of passing traffic. The lack of community facilities was a weakness, so too was the decline of the three public houses in the local centre. The flow of the local centre was interrupted by the large road junction in the middle of the local centre and the congestion created by this junction impacted badly upon the appearance of the local centre.

<p>Conclusion (Stable, At Risk, Strong)</p>	<p>Stable</p>
<p>Recommendation</p>	
<p>Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)</p>	<p>Remove the housing off Awlmakers Grove from the centre and the housing to the west of the boundary.</p>

Leamore Local Centre 2015



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Name of Centre:	Leamore
Site Reference:	LC8A
Name of Opportunity:	The site formerly occupied by Butler's Arms PH, c/o Bloxwich Road/Harden Road and the land behind 1-3 Harden Road
Address:	FORMER 614 BUTLERS ARMS INN, BLOXWICH ROAD WS3 2BA
Site Area:	2298sqm
Owner:	
Current Land Use and/or Occupier:	Vacant land of former pub and vacant land behind commercial properties.
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Corner position at a busy junction may make access by vehicles difficult. It may also mean ensuring a high quality of residential environment is more difficult. If the current permission for the former pub site is developed it may be difficult to develop the rest of the land.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Corner position at a busy junction may make access by vehicles difficult
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified.
Current Planning Policy: Including Walsall UDP allocations where relevant, including Conservation Areas, protected trees, etc.	None identified.
Planning Permissions:	11/0747/FL Granted mixed use development comprising 4 retail units, (A1, A2, A3 and D1 - medical and health) 10 x 2 bed apartments and 8 x 1 bed supported living units. This covers the pub site but not the vacant land behind 1-3 Harden Road.
Possible uses:	Mixed use with commercial below. The re-opening of a pub would be welcomed given the number lost in the centre.

Name of Centre:	Leamore
Site Reference:	LC8B
Name of Opportunity:	The Crown Public House, Leamore Lane
Address:	The Crown Public House, Leamore Lane, WS3 2BH
Site Area:	1996sqm with the pub building, 1400sqm without.
Owner:	
Current Land Use and/or Occupier:	Pub is vacant at the moment with permission for demolition; however it may still possible that the pub could be brought back into use.
Marketed By:	
Site characteristics: Including anything that might affect development prospects	The vacant land is behind the pub - may have formed part of a beer garden and car parking so if the pub is brought back into life the amount of land available for development would be limited.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Centre is located on busy roads so there may be some issue with traffic that would need to be taken into account when considering future uses.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	The site to the north is Consider for Release Employment Land (IN214) and whilst this is operation it may have some impact on amenity of housing at this site.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	Area to north of site is identified as a consider for release employment site in the ELR, so has potential to be added to LC16B if the use vacates.
Planning Permissions:	12/0593/FL for demolition of the pub
Possible uses:	Redevelopment of the pub to bring it back into use. Residential possibly with commercial units at the front of the site.

Walsall Wood LC9

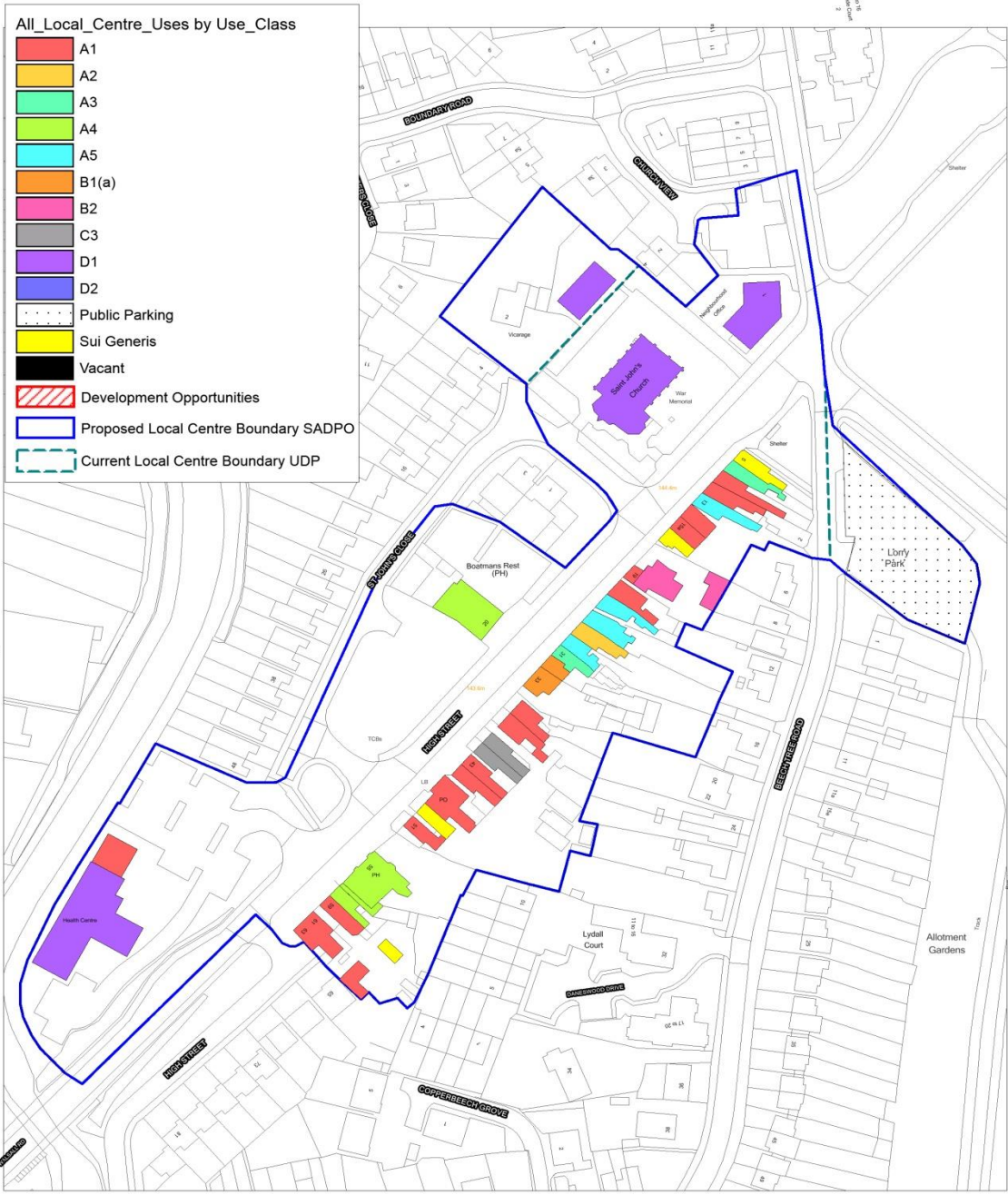
Name of Centre:		Walsall Wood - LC9	
Survey Carried Out:		13/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	2	6%
	Comparison Shopping (A1)	4	11%
	Other A1	13	36%
Service (Offices)	A2 & B1(a)	2	6%
Eating & Drinking	A3 & A4	4	11%
Hot Food Takeaway	A5	4	11%
Leisure	D2	0	0%
Community	D1	3	8%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	4	11%
Vacant		0	0%
Total		36	
Representation			
Anchor Store(s)	Name	Costcutters	
	Floorspace sqm	124 (gross)	
Other Multiple Retailer(s)		Co-op Pharmacy	
Usually Include	Newsagent	✓	
	Post Office	✓	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance		

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The building type was predominantly two-storey terraces with commercial uses on the ground floors and residential uses above. The busy High Street ran through the middle of the local centre. Aside from a public house, all of the buildings on the northern side of this road were detached community facilities and on the southern side all the buildings were commercial and/or residential.</p>
<p>Community</p>	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>St John's Medical Centre, St. John's Church and Walsall Wood Library.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The medical centre was large and modern. The library had a 'Flexible learning Centre', which offered access to computers, other IT equipment and the internet. There was a modern church hall behind St. Peter's Church but this was not inside the local centre boundary. The church hosted a variety of activities including Weight Watchers, coffee mornings, baby and toddler groups, Rainbows and Guides. There were two fee-charging cash machines.</p>
<p>Accessibility</p>	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There were three bus stops in the local centre including one outside the medical centre. 10, 10A, 24 and X35.</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There was one pedestrian crossing in the local centre. The local centre might benefit from an additional crossing outside the medical centre as this might encourage linked trips.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>There were some bicycle racks outside the library. There was no evidence of cycle lanes.</p>

Access by Car (e.g. ease of movement by vehicles into and around the centre)	Very busy road with on street parking making it difficult to access some of the centres facilities.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There were sixty parking spaces in the medical centre car park (no restrictions on parking in this car park were noted).
Environmental Quality	
Commentary (observations of state of built/ natural environment)	There was a pleasant area of open space with mature trees and seating in the middle of local centre and some public art giving the area a more local feel. The church is locally listed.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	There were no clear development opportunities.
UDP Development Opportunity (update on opportunities in the UDP)	None identified
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	None identified
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There is potentially a significant amount of new housing along the Walsall Road (HO58, 163,157a,157b and 157c) along with a relatively large consider for release employment site (IN6) all of which will support the centre vitality.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	Street Corner is reasonably close to Walsall Wood

Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The number of community facilities in the local centre was a key strength. The small area of open space in the middle of the local centre enhanced its appearance. There were no vacant units and a good mix of commercial uses. The main weakness was the busy road running through the local centre. An additional pedestrian crossing outside the medical centre would help to alleviate this issue. There were no clear development opportunities.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	The new church hall behind St. John's Church should be included in the local centre, as well as the former lorry park that is now used as a car park.

Walsall Wood Local Centre 2015



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Pleck LC10

Name of Centre:		Pleck - LC10		
Survey Carried Out:		22/07/2014		
Uses in Centre		Number of Units		Percentage
Retail	Convenience Shopping (A1)	4		7%
	Comparison Shopping (A1)	16		26%
	Other A1	1		2%
Service (Offices)	A2 & B1(a)	15		25%
Eating & Drinking	A3 & A4	3		5%
Hot Food Takeaway	A5	6		10%
Leisure	D2	0		0%
Community	D1	3		5%
Housing	C3	4		7%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	3		5%
Vacant		6		10%
Total		61		
Representation				
Anchor Store(s)	Name	International Mini Market		Post Office
	Floorspace sqm	71 (gross)		112 (gross)
Other Multiple Retailer(s)		Lloyds Pharmacy and Ladbrokes		
Usually Include	Newsagent		✓	
	Post Office		✓	
	Pharmacy		✓	
Occasionally Include	Hot food takeaway		✓	
	Hairdresser		✓	

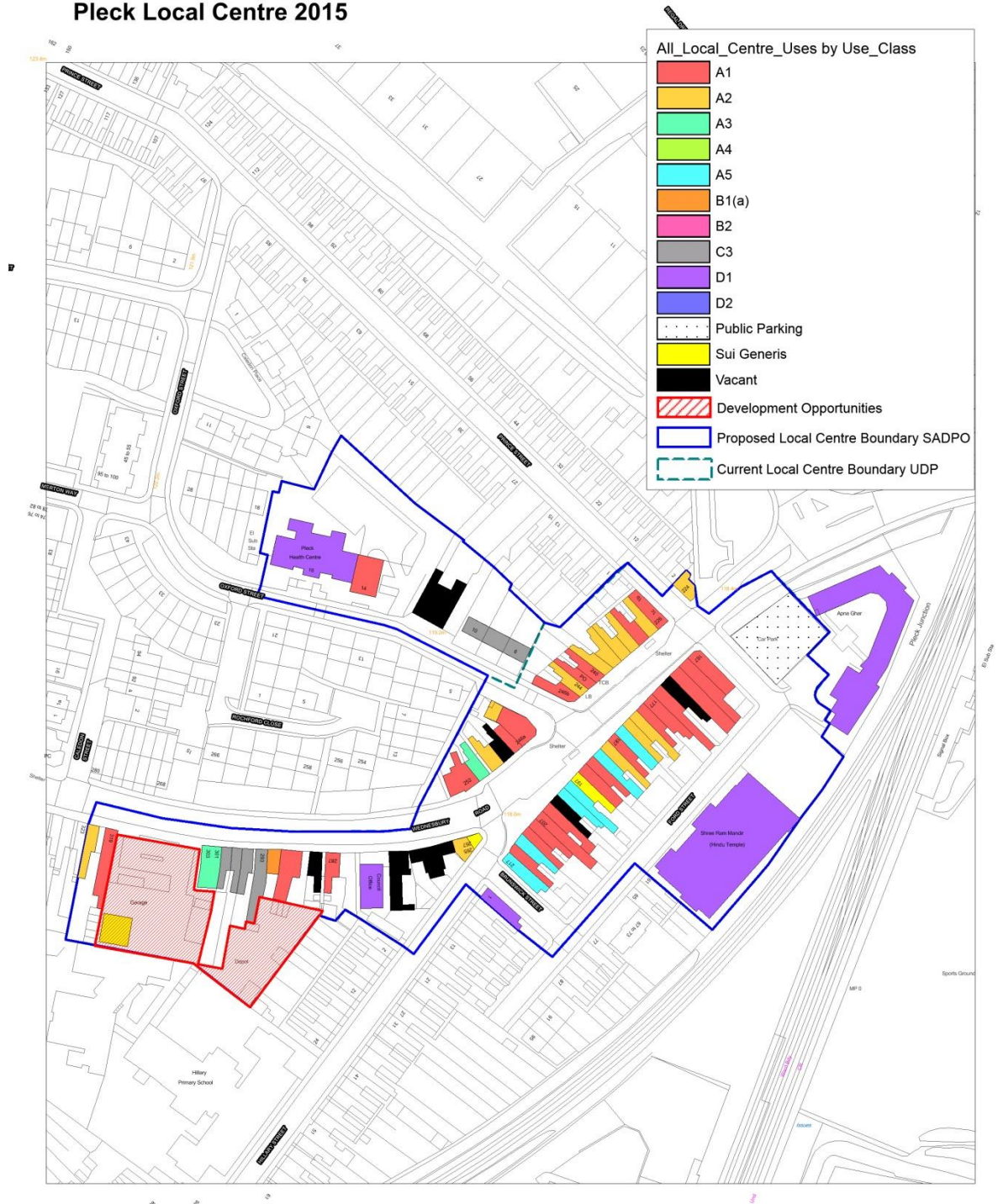
	other shop(s) of local significance	Butchers
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)	The buildings in the centre are predominantly two-storey red-brick terraces with commercial units on the ground floor and residential uses on the first floor. The Shree Ram Mandir Temple has a conference room available for hire and a hall can be hired for weddings. These buildings ran along both sides of the busy Wednesbury Road. There were some vacant commercial units on the ground floor but the upper floors were completely occupied.	
Community		
List of Facilities (e.g. church, library, community centre)	Dental Surgery, Pleck Youth Centre and Shree Ram Mandir (Hindu Temple). There was also Pleck health centre and a day centre just outside the current local centre boundary. The only pub in the centre the Royal Oak does not seem to be operating at the moment.	
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)	Pleck Youth Centre offered a wide range of workshops, structured learning programmes, sporting activities, cooking sessions and health advice. The temple had a community centre offering IT courses, a conference room for hire and part of the building could be hired for weddings.	
Accessibility		
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)	There were three bus stops in the local centre. These were served by a large number of regular services including the 9 which runs every 20 mins (Walsall - Darlaston), 34 runs every 20 mins (Walsall - Stowlawn via Darlaston), 311 runs every 20 mins (Stourbridge - Walsall via Wednesbury), 313 runs every 20 mins (Dudley - Walsall via Princes End, Myvod), 333 (Wolverhampton - Walsall via Bentley), 334 runs every 20 mins (Walsall - Bilston via Darlaston).	

<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>Some sections of pavement benefited from safety barriers. The widths of the pavements varied greatly. There were several crossings operated by traffic lights throughout the local centre.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>There was no evidence of cycle lanes or cycle spaces.</p>
<p>Access by Car (e.g. ease of movement by vehicles into and around the centre)</p>	<p>No issues identified</p>
<p>Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)</p>	<p>Free Council car park with 30 spaces.</p>
<p>Environmental Quality</p>	
<p>Commentary (observations of state of built/ natural environment)</p>	<p>There was not a large amount of green vegetation in the centre and the frontages of buildings would benefit from some investment.</p>
<p>Development Opportunities</p>	
<p>Potential Sites for Allocation in SAD (See separate proforma's)</p>	<p>There were no clear vacant sites because the local centre is on a busy road surrounded by high density housing. However, AJP Commercials Ltd/Fastline Travel (305 Wednesbury Road) occupied a sizeable site and was identified in the 2005 UDP as a development opportunity. There is also a depot off Wednesbury Road behind the properties which could be made more use of. This has therefore been proposed as a development opportunity.</p>
<p>UDP Development Opportunity (update on opportunities in the UDP)</p>	<p>The UDP identified Land between 303 and 319 Wednesbury Road as an opportunity. This site could still potentially be an opportunity.</p>

Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	<p>The centre would benefit from Royal Oak pub being reopened. If not it could be redeveloped for an alternative use perhaps including the site to the rear of the pub.</p>
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	<p>None identified.</p>
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	<p>There is a Morrison superstore outside of the centre which may draw away footfall and spending from the centre.</p>
Any other comments	
Commentary (any other observations/points of note)	<p>The Royal Oak is not operating as a pub at present although the flats above seem to be occupied. There is also a plot of land to the rear of the pub facing onto Prince Street.</p>
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	<p>The main strength of the local centre was the wide mix of uses geared towards the local community. The local centre also benefited from good public transport accessibility. Weaknesses included limited parking provision, the poor local environment caused by the busy Wednesbury Road, closed shutters and a lack of investment in shop fronts. The main threat was from nearby Caldmore and Palfrey local centres.</p>

<p>Conclusion (Strong, Stable, At Risk)</p>	<p>Stable</p>
<p>Recommendation</p>	
<p>Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)</p>	<p>Pleck Health Centre and the British Oak public house on Oxford Street are just outside the local centre so the boundary should be alerted to include these key centre uses.</p>

Pleck Local Centre 2015



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Name of Centre:	Pleck
Site Reference:	LC10A
Name of Opportunity:	AJP Commercials Ltd/Fastline Travel (305 Wednesbury Road) and land of the back of 293 - 287 Wednesbury Road
Address:	315-317 Wednesbury Road, Walsall WS2 9QJ and land of the back of 293 - 287 Wednesbury Road
Site Area:	2585sqm
Owner:	
Current Land Use and/or Occupier:	Coach travel and MOT garage. Underused land behind properties.
Marketed By:	
Site characteristics: Including anything that might affect development prospects	The main site is used by businesses so these would need to be relocated. Access is also restricted.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	The site behind the properties has poor access but this could be overcome by joining the site with 305 Wednesbury Road
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	Access is the key constraint
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	None identified.
Planning Permissions:	N/A
Possible uses:	The site may be best suited to residential given its location towards the edge or the centre. However if there is demand for a larger retail unit within the centre this would be the most suitable site.

Lane Head LC11

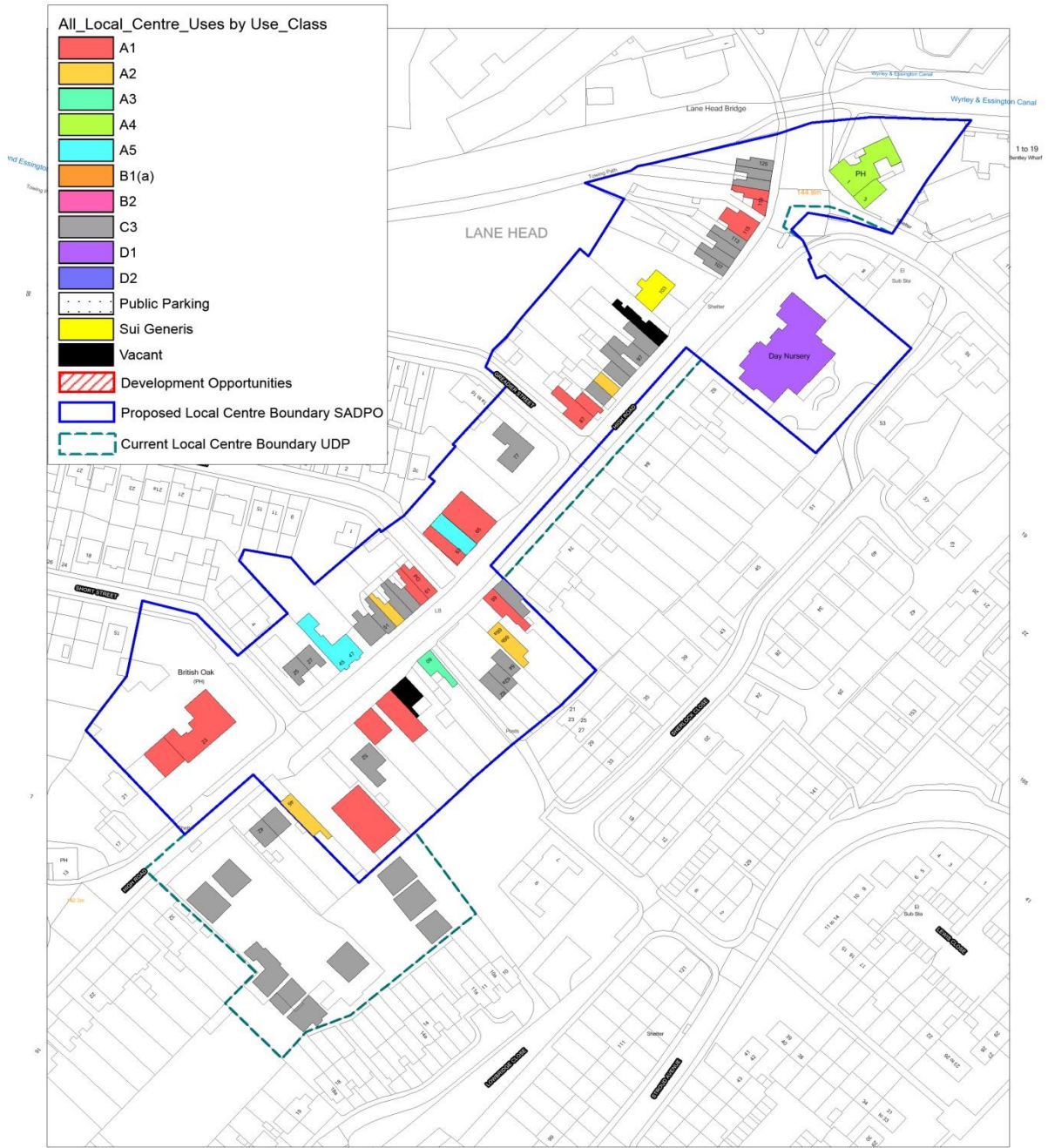
Name of Centre:		Lane Head - LC11	
Survey Carried Out:		22/07/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	6	10%
	Comparison Shopping (A1)	7	11%
	Other A1	2	3%
Service (Offices)	A2 & B1(a)	4	6%
Eating & Drinking	A3 & A4	3	5%
Hot Food Takeaway	A5	3	5%
Leisure	D2	0	0%
Community	D1	1	2%
Housing	C3	35	56%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		2	3%
Total		63	
Representation			
Anchor Store(s)	Name	Tesco	
	Floorspace sqm	365 (gross)	
Other Multiple Retailer(s)		Post Office & Premier, Nisa, Stan James	
Usually Include	Newsagent	✓	
	Post Office	✓	
	Pharmacy	x	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance	Fruit and Veg shop	

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre included a mix of commercial units and residential uses along both sides of the busy High Road. The buildings were predominantly red-brick terraces or semi-detached with commercial uses on the ground floor and residential above. The largest buildings were the church, nursery and the former British Oak public house which is now a Tesco. There was a good mix of business types. There is a high level of residential in the centre mostly dotted around but there was a development of 9 houses on the site of a former church which can be removed from the centre boundary.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Lane Head Nursery School.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>Lane Head Methodist Church was demolished and redeveloped for housing. For a centre the size of Lane Head it was surprising to see there was no pharmacy, dental surgery or doctor's surgery in the local centre.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There were four bus stops in the local centre. These were all served by the 326 only. The 326 (Bloxwich - Bilston via Willenhall) ran every thirty minutes Monday to Saturday. Also 28E (evenings), 41, 69 run Bentley Lane, Lane Head Bridge and Straight Road/ Bloxwich Road North, providing services to Walsall and Wolverhampton including evenings and Sundays</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There were two pedestrian crossings in the local centre and pavements throughout. However, pedestrian movement around the local centre was severely restricted by the amount of car traffic travelling through the centre.</p>

Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	There was no evidence of cycling lanes or spaces
Access by Car (e.g. ease of movement by vehicles into and around the centre)	Extremely busy and narrow road with on street parking may mean access is difficult by car.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	Car parking was limited to just a handful of on-street parking spaces. Some surrounding roads were blocked off to traffic from the local centre and most of the parking spaces on the nearby side roads were occupied by residents living in the terraced houses surrounding the centre. There was some private car parking for commercial properties and Tesco had a large car park.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	Generally the buildings were well maintained, however some closer to the bridge would benefit from some investment. Some of the housing is very close to the busy road perhaps resulting in poor amenity for residents. There was little greenery. The pub near the canal is locally listed.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	No clear opportunities
UDP Development Opportunity (update on opportunities in the UDP)	The UDP identifies Land and buildings between 60 and 66 High Road but this has now been developed for housing.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The former co-op store is an opportunity for investment in centre uses. The other vacant units are due to be redeveloped as part of the planning application 13/0293/FL but if this is not implemented this would become a development opportunity.

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There are two proposals in the SAD for housing developments HO53 with capacity for 29 dwellings and HO40 with capacity for 14 which could help support the centre vitality
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified
Any other comments	
Commentary (any other observations/points of note)	Lane Head Methodist church has been demolished and replaced with 9 houses.
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The permitted development change of use of the British Oak to a Tesco in 2012/13 doesn't appear to have resulted in increased vacancies within the centre. The area was well served by public transport but the centre would benefit from more services stopping in the centre. There was no on-street or off-street parking provision at this end and parking throughout the local centre was limited. Better parking provision would allow the local centre to benefit from passing trade. Another weakness was the lack of community facilities.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	Remove the housing development opposite the new Tesco from the LC boundary.

Lane Head Local Centre 2015



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Moxley LC12

Name of Centre:		Moxley - LC12	
Survey Carried Out:		04/12/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	2	7%
	Comparison Shopping (A1)	1	3%
	Other A1	1	3%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	2	7%
Leisure	D2	0	0%
Community	D1	5	17%
Housing	C3	11	38%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	2	7%
Vacant		5	17%
Total		29	
Representation			
Anchor Store(s)	Name	Aldi	
	Floorspace sqm	1,128 (gross)	
Other Multiple Retailer(s)			
Usually Include	Newsagent	x	
	Post Office	x	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance		

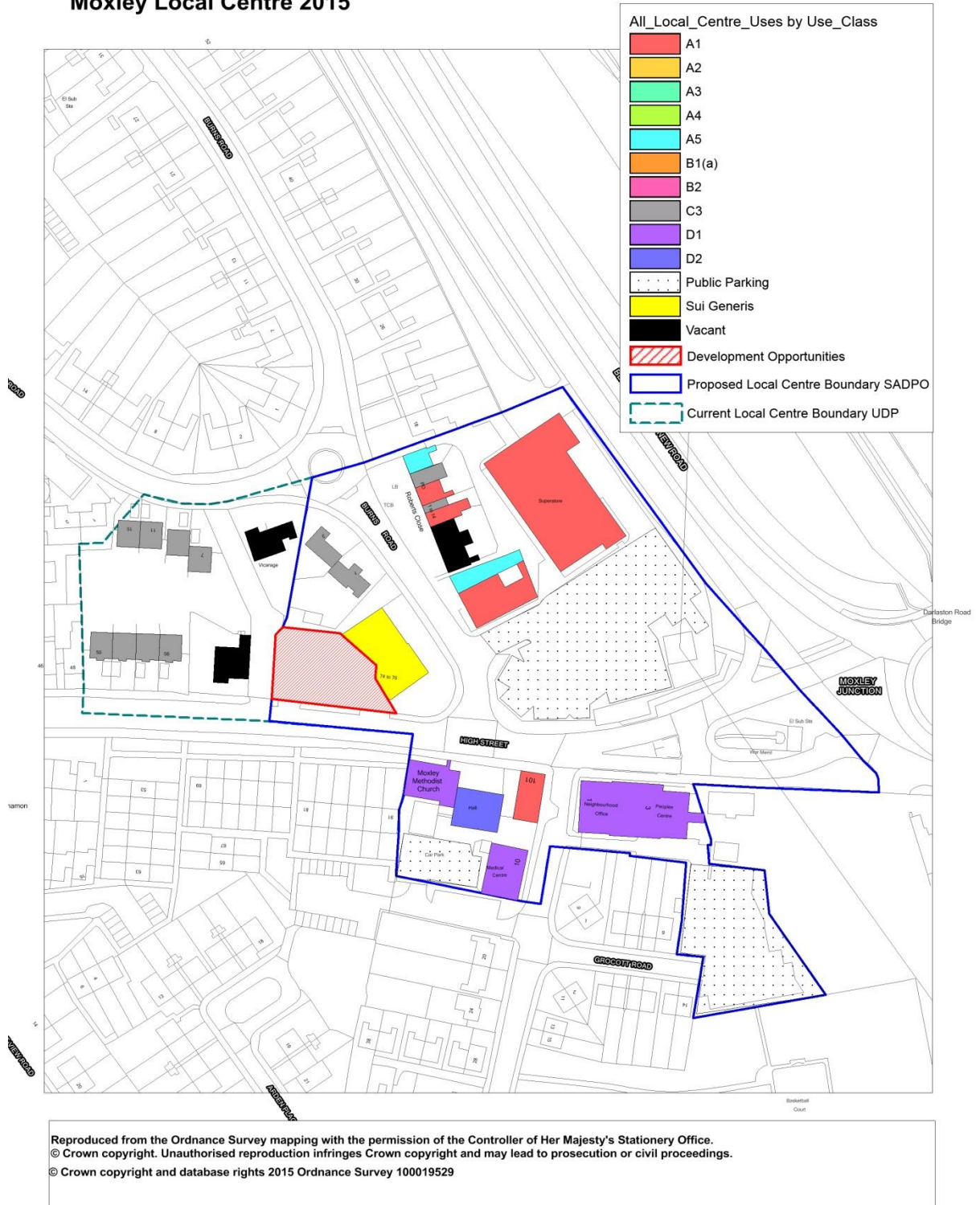
<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The wide and busy High Street ran through the middle of the local centre. All the buildings on the southern side of the road were occupied by community uses including a medical centre and community centre housed in large modern buildings. On the northern side High Street there was a mixture of commercial uses and housing including sheltered housing. The local centre was dominated by a single storey Aldi with substantial parking provision. The number of vacant units was high and the mix of business types was limited.</p>
<p>Community</p>	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Church, Church Hall, Medical Centre and Community Centre.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The medical centre and community centre were large modern buildings, indicating a sizeable demand for these facilities. Activities in the church hall included a 'wives group' and coffee mornings. Moxley People's Centre provided adult learning courses, activities for older people, youth clubs and karate and martial arts.</p>
<p>Accessibility</p>	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There was one bus stop serving the centre serviced by the number 39 and 79. The 39 (Wolverhampton - Walsall) usually ran every 20 minutes. The 79 (Wolverhampton - Birmingham via West Bromwich) usually ran every 20 minutes Monday to Saturday.</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There are two crossings in the centre but the busy roads and the dominating car park for Aldi make the centre appear car focussed and not pedestrian friendly.</p>

Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	<p>There was a cycle path in some of the centre and 12 bike racks as part of the Aldi site.</p>
Access by Car (e.g. ease of movement by vehicles into and around the centre)	<p>The extremely busy roads may mean access is difficult. The units on Roberts Close are somewhat hidden from the main road which may be a contributing factor to the number of vacant units.</p>
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	<p>There appeared to be an oversupply of parking spaces in the centre. The car park at the rear of the medical centre and Moxley Methodist Church provided thirty spaces. Aldi supermarket provided approximately one hundred car parking spaces. There was also on-street parking along Burns Road.</p>
Environmental Quality	
Commentary (observations of state of built/ natural environment)	<p>The busy road running through the middle of the local centre means it is difficult to secure a well connected high quality environment. Aldi's car parking is very dominant. There were two boarded up residential buildings and a number of the shutters on Burns Road were down making it difficult to know if the business are still in operation. There was some greenery as part of the war memorial.</p>
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	<p>The site next to the car sales site on the corner of High Street and Burns Road (Land adjacent to 64 and 74-76 High Street) is a potential development opportunity. The site had had permission for residential back in 2005 and recent pre-app has been received looking at the sites potential for residential. There are also two vacant residential premises but these may well be best suited for re-use of residential rather than redevelopment.</p>

UDP Development Opportunity (update on opportunities in the UDP)	The UDP identified Land east of 48 High Street which has since been developed for housing and Land of Grocott Road which is now used for car parking in connection with new developed.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The vacant vicarage and dwelling should be brought back into life.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	Moxley is not that far from Darlaston, especially Darlaston Asda which may draw investment and footfall away.
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/weaknesses/ opportunities/ threats)	The large amount of parking provision and the number of community uses in the local centre were strengths. The busy High Street was a significant weakness because it severed the community facilities from the commercial premises. The demise of the commercial row of shops means the centre is at risk of being just Aldi and community facilities. Public transport provision was poor despite a main road passing through the centre. Threats might arise from development in larger nearby centres such as Bilston and Darlaston.

Conclusion (Strong, Stable, At Risk)	At risk
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	Remove the residential area to the west of the centre.

Moxley Local Centre 2015



Name of Centre:	Moxley
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Site Reference:	LC12A
Name of Opportunity:	The site next to the car sales on the corner of High Street and Burns Road (Land adjacent to 64 and 74-76 High Street)
Address:	Land adjacent to 64 and 74-76 High Street
Site Area:	837sqm
Owner:	
Current Land Use and/or Occupier:	Vacant land
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Next to a busy road.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Access along the footpath would need to be retained and parking provided.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	Part of the site has formerly been utilised as a petrol station and any planning application will need to demonstrate that any equipment associated with this use has been removed and no residual contamination remains.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	None identified.
Planning Permissions:	04/0674/FL/W3 and 07/0162/FL/W3 for residential (5 dwellings) has since lapsed.
Possible uses:	Residential is most likely as the centre has a high number of vacancies which could accommodate any commercial investment and as Aldi provides a shopping destination. The centre is also well served by community facilities.

Beechdale LC13

Name of Centre:		Beechdale - LC13	
Survey Carried Out:		10/12/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	5	15.6%
	Comparison Shopping (A1)	0	0%
	Other A1	2	6.25%
Service (Offices)	A2 & B1(a)	2	6.25%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	1	3.1%
Leisure	D2	1	3.1%
Community	D1	3	9.4%
Housing	C3	16	50%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		2	6.2%
Total		32	
Representation			
Anchor Store(s)	Name	Martin's Newsagent & Post Office	D.H.L Daily Stores
	Floorspace sqm	125 (gross)	105 (gross)
Other Multiple Retailer(s)		Corol and Co-op Pharmacy	
Usually Include	Newsagent	✓	
	Post Office	✓	
	Pharmacy	x	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance	Butchers	

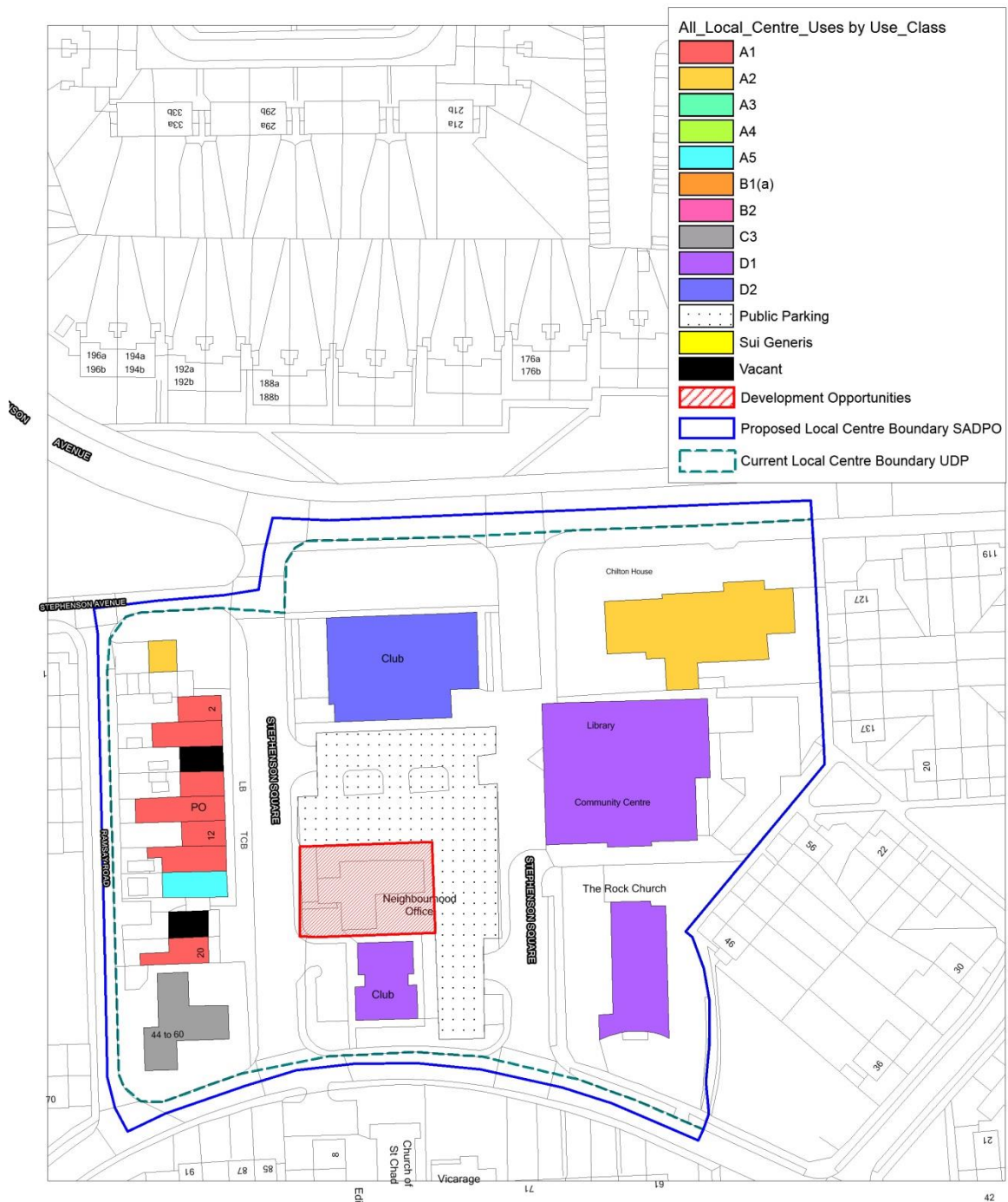
<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>A row of commercial units ran along one side of Stephenson Square. Aside from one dwelling, all of the residences above the commercial units were empty. On the opposite side of the road there were several low-rise community buildings and offices for community organisations scattered around a large car park. There was also a small block of flats at the southern end of the centre.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Beechdale Lifelong Learning Centre, library & day nursery in the new community building, Beechdale Social Club, Beechdale Over 60s Club and The Rock Church. There was also a church (St. Chad's) just outside the local centre.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The community facilities were used by residents from the surrounding council estate. There was a wide range of community facilities serving all local residents of all ages. Facilities in the Beechdale Life Long Learning Centre were available for hire. There were no health facilities in the local centre.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There were three bus stops in the centre served by 69 (Wolverhampton - Walsall) which runs every 30mins, 70 (Walsall - Bloxwich) which runs every 30mins and the 70A (Walsall - Beechdale) which runs every 15mins.</p>

Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)	<p>There was a wide pavement in front of the commercial units. There were no pedestrian crossings in the local centre. The centre would benefit from a pedestrian crossing on Stephenson Square to link the group of community buildings on one side with the commercial uses on the other side.</p>
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	<p>There are some cycle racks outside of the library building.</p>
Access by Car (e.g. ease of movement by vehicles into and around the centre)	<p>No issues indentified.</p>
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	<p>Sixty car parking spaces (including six disabled) were provided in the main car park. There was further on-street car parking in front of the commercial units. The high number of car parking spaces reflected the large scale community facilities located in the local centre..</p>
Environmental Quality	
Commentary (observations of state of built/ natural environment)	<p>The upper floors along Stephenson Square had been affected by vandalism. Windows that hadn't been boarded or bricked up had been smashed. The commercial frontages on the ground floor appeared to be well maintained but the building as a whole appeared to be in a state of disrepair. There was green space and several trees in the centre.</p>

Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	The area of the former neighbourhood office could be redeveloped, perhaps with the over 60s centre to provide more community floorspace or an alternative use.
UDP Development Opportunity (update on opportunities in the UDP)	None identified
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The upper floors above the commercial units could be reoccupied or the whole building could be redeveloped to provide more commercial floorspace and housing. There is a current planning permission to sub-divide the maisonettes above the shops to provide 20 flats.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There is a lapsed planning permission for 11 homes on the vacant site at the corner of Edison Road/ Arkwright Road immediately adjacent to the centre.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified.

Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The variety of convenience shops, the high number of community facilities and the amount of parking provision were strengths. However, the derelict upper floors of the main building in the local centre were a significant weakness as these have been vacant for over 3 years. The ease of getting to Reedswood Retail Park, Walsall and nearby local centres such as Bloxwich by car and bus might limit consumer spending in the Beechdale. The local centre would benefit from permanent community buildings on the site of the former neighbourhood office and the over 60s club.
Conclusion (Strong, Stable, At Risk)	At Risk
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	Remove the flats from the centre boundary.

Beechdale Local Centre 2015



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Name of Centre:	Beechdale
Site Reference:	LC13A
Name of Opportunity:	Beechdale Lifelong Learning Centre Stephenson Square
Address:	Stephenson Square, Bloxwich, WS2 7DX
Site Area:	667sqm
Owner:	Walsall Council
Current Land Use and/or Occupier:	Vacant site
Marketed By:	
Site characteristics: Including anything that might affect development prospects	All the surrounding community buildings are one story high which may mean a larger building would appear out of place.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	There is ample parking at present but any new use will need to be considered in detail due to assess if current parking is sufficient.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	Flood risk is a potential issue for the site and any application would need to consider this possible constraint.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	None
Planning Permissions:	N/A
Possible uses:	Community use such as medical centre or other town centre uses

Queslett LC14

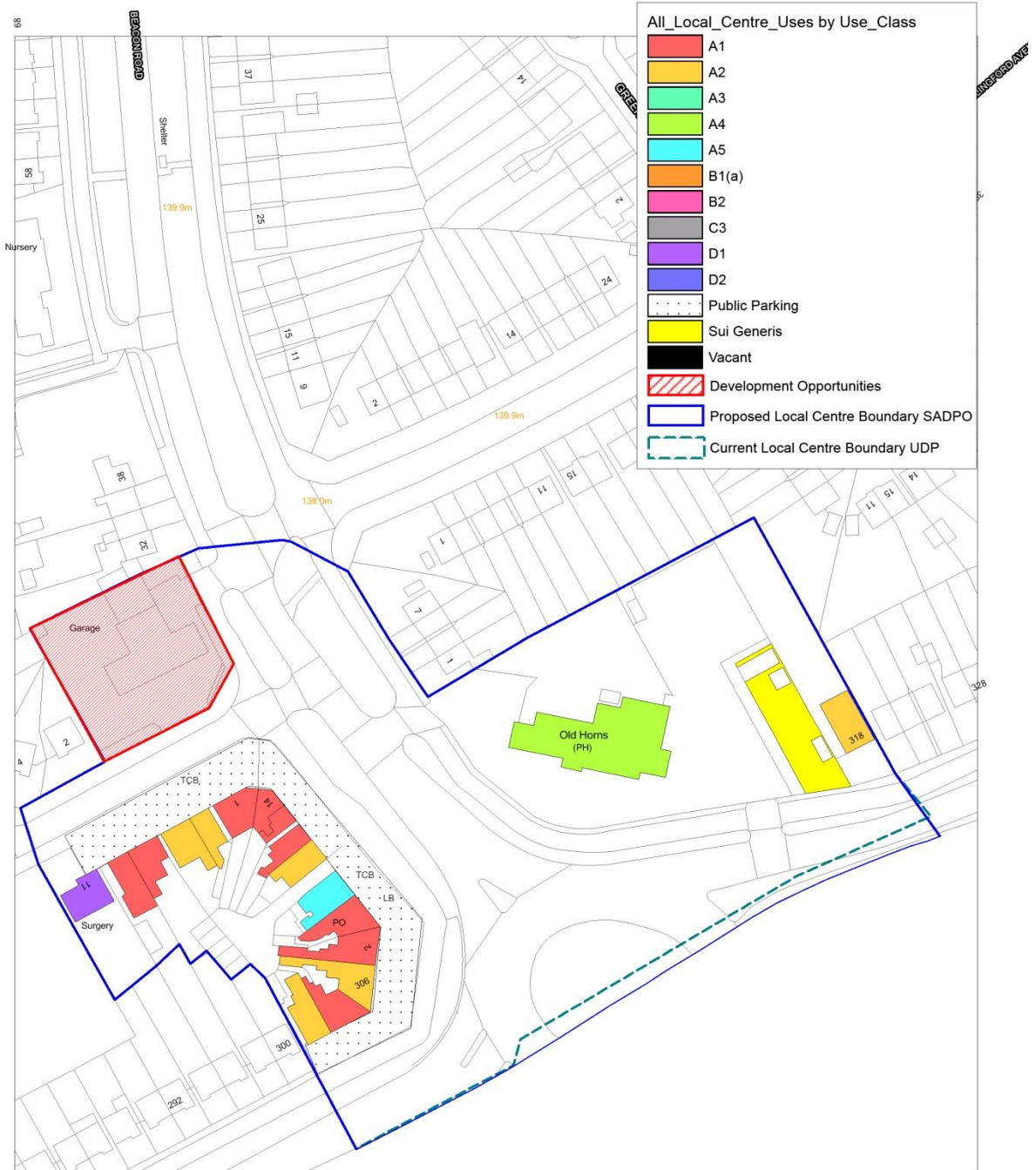
Name of Centre:		Queslett - LC14	
Survey Carried Out:		25/09/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	5	21%
	Comparison Shopping (A1)	2	8%
	Other A1	2	8%
Service (Offices)	A2 & B1(a)	9	38%
Eating & Drinking	A3 & A4	1	4%
Hot Food Takeaway	A5	1	4%
Leisure	D2	0	0%
Community	D1	0	0%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	2	8%
Vacant		2	8%
Total		24	
Representation			
Anchor Store(s)	Name	Post Office	
	Floorspace sqm	97 (gross)	
Other Multiple Retailer(s)		William Hill	
Usually Include	Newsagent	✓	
	Post Office	✓	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance	Butchers, Greengrocers	

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The main cluster of commercial units was on the corner of Queslett Road and Beacon Road. The buildings were typically two-storey with a mixture of uses on the first floor including offices and health services. The rest of the buildings in the local centre were spread out around a large and busy roundabout. The roundabout made these buildings seem detached from the core area of commercial units. The proportion of non-residential uses on the first floor was high compared to the other local centres in Walsall.</p>
<p>Community</p>	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Doctors Surgery, Recycling Bank, Post Box and Phone Booth.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>There was an application for a dentist in the former garage site within the centre boundary, this has however now expired.</p>
<p>Accessibility</p>	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There were no bus stops within the centre but there were several bus stops near the edge of the local centre. This includes the 997 (Birmingham - Walsall via Pheasey, Aldridge) ran frequently seven days a week and the 56</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There were wide pavements throughout the local centre. However, visitors had to walk around cars parked on the pavements and the crossing from the commercial units to the side of the Old Horns pub is somewhat difficult given the size of the road and the distance to the crossing.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>There was no evidence of cycle lanes or cycle spaces.</p>

Access by Car (e.g. ease of movement by vehicles into and around the centre)	There is a busy road and roundabout which may mean there is some difficulty accessing the centre unless you are aware of where the access points are.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	Informal and disorderly parking arrangements including parking on pavements. There were ten off-street parking spaces on Moreton Avenue. The pub also had a large car park.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The buildings were well maintained and set back from a busy road junction. There was no sign of litter or graffiti. There were narrow tidy strips of grass throughout the local centre. Soft landscaping to the front of the Old Horns public house made the local centre look inviting. However, the vacant site is an eyesore. There is also an underused area of open space to the west on the centre on Moreton Avenue which could be made more of to improve the environmental quality of the area.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	The former petrol station site on the corner of Moreton Road and Beacon Road.
UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	More could be made of the Open Space on Moreton Avenue such as play equipment or planting to bring more life to the centre.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	

Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	<p>Asda is across the road so this will draw some of the spending away although the centre clearly still provides a top up offer and other services that may well act as a draw for link trips from Asda. There are also some commercial units on Queslett Road opposite to the Old Horns that whilst outside of Walsall Borough may support/and/or draw custom and investment away from Queslett Centre.</p>
Any other comments	
Commentary (any other observations/points of note)	<p>The number of A2 and B1(a) uses was high.</p>
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	<p>There were frequent bus services to a large array of destinations just outside of the centre (perhaps due to the main road location and the proximity to Asda). The variety of uses and the low vacancy rate were also strengths. The parking situation was a potential weakness. There was an Asda supermarket opposite the local centre (on the Birmingham side of Queslett Road), which could pose a threat to trade, however given the strength of the centre at present it appears to be complimenting the supermarket rather than competing.</p>
Conclusion (Strong, Stable, At Risk)	<p>Stable</p>
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	<p>No change</p>

Queslett Local Centre 2015



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Name of Centre:	Queslett
Site Reference:	LC14A
Name of Opportunity:	Corner of Moreton Avenue and Beacon Road
Address:	Corner of Moreton Avenue and Beacon Road B43 7BW
Site Area:	1524sqm
Owner:	
Current Land Use and/or Occupier:	Vacant
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Corner location and away from the main centre uses such as the parade of shops. This may reduce its suitability for retail unless a need can be identified.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	None identified.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	May need to investigate and remediate any localised ground contamination and ground gas issues associated with the former petrol station.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	None identified.
Planning Permissions:	Two planning permissions have lapsed: 09/1469/FL for a dental surgery and 08/0695/FL for 14 apartments
Possible uses:	Possible community or medical use. Residential would also be suitable.

Lazy Hill LC15

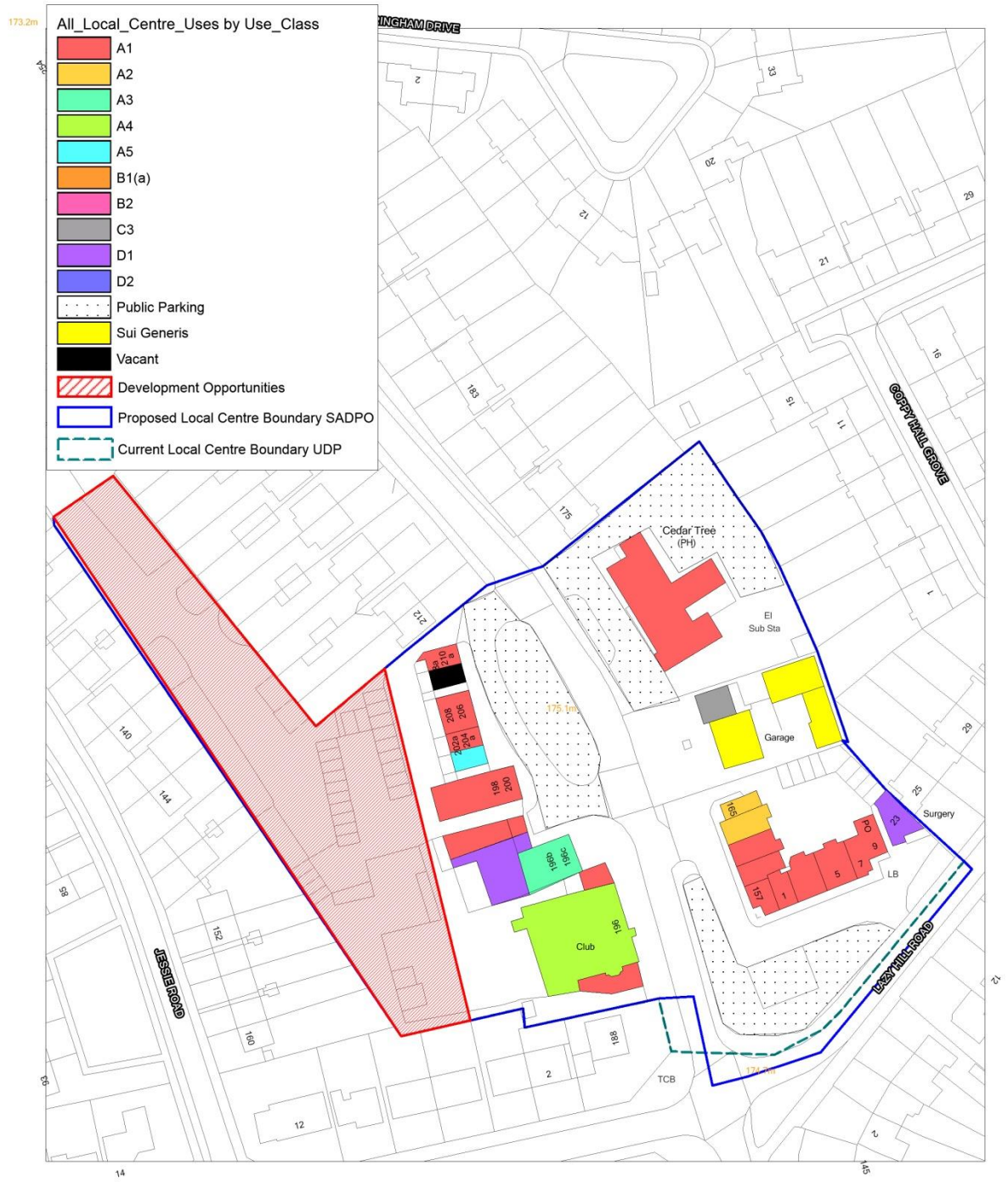
Name of Centre:		Lazy Hill - LC15	
Survey Carried Out:		10/12/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	3	12%
	Comparison Shopping (A1)	6	23%
	Other A1	5	19%
Service (Offices)	A2 & B1(a)	2	8%
Eating & Drinking	A3 & A4	1	4%
Hot Food Takeaway	A5	1	4%
Leisure	D2	0	0%
Community	D1	3	12%
Housing	C3	1	4%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	3	12%
Vacant		1	4%
Total		26	
Representation			
Anchor Store(s)	Name	Co-Op Foodstore	
	Floorspace sqm	426 (gross)	
Other Multiple Retailer(s)		Pagepet (Stan James)	
Usually Include	Newsagent	✓	
	Post Office	✓	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	

	other shop(s) of local significance	
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		There were two clusters of commercial units whilst other less intensive uses were located throughout the local centre. The buildings were mainly two-storey with commercial units on the ground floor and residential uses on the first floor. There was a wide mix of business types including a car repair garage and a community run unit.
Community		
List of Facilities (e.g. church, library, community centre)		Private Tuition Centre and the Thomas Project unit.
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)		
Accessibility		
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)		There were three bus stops within the local centre. These are served by the 7 (Walsall - Castlefort), 35 (Walsall Lichfield), 56 (Birmingham - Brownhills), 936 (Birmingham - Brownhills) resulting in a regular service.
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)		There was one pedestrian crossing on Walsall Wood Road and pavements throughout the local centre
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)		There was no evidence of cycle lanes or cycle spaces.
Access by Car (e.g. ease of movement by vehicles into and around the centre)		Busy centre with some crowded parking that may make accessing the centre difficult.

<p>Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)</p>	<p>There was substantial car parking provision throughout the local centre. There were thirty car parking spaces (including three disabled spaces) in the main car park on the corner of Lazy Hill Road and Walsall Wood Road. There were also thirteen parking spaces in front of nos. 198-210A Walsall Wood Road. The Co-Op also has parking to the rear of the store.</p>
Environmental Quality	
<p>Commentary (observations of state of built/ natural environment)</p>	<p>Well kept hedges and a grassed area acted as a screen between the row of shops at the southern end of the local centre and Walsall Wood Road. The buildings and car park were also well maintained.</p>
Development Opportunities	
<p>Potential Sites for Allocation in SAD (See separate proforma's)</p>	<p>Land at the rear of 196-210A Walsall Wood Road which at present appears to be underused.</p>
<p>UDP Development Opportunity (update on opportunities in the UDP)</p>	<p>The UDP identified the land at the rear of 196-210A Walsall Wood Road.</p>
<p>Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)</p>	<p>Green space could be invested in</p>
Surrounding Area	
<p>Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)</p>	<p>None identified.</p>

<p>Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)</p>	<p>None identified.</p>
<p>Any other comments</p>	
<p>Commentary (any other observations/points of note)</p>	<p>No further comments</p>
<p>Summary</p>	
<p>Commentary (summary including strengths/ weaknesses/ opportunities/ threats)</p>	<p>Strengths included the level of parking provision, good public transport access, well maintained buildings and soft landscaping. The land at the of 196-210A Walsall Wood Road provided a large but possibly difficult to access and deliver development opportunity.</p>
<p>Conclusion (Strong, Stable, At Risk,)</p>	<p>Stable</p>
<p>Recommendation</p>	
<p>Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)</p>	<p>No Change. Any development is likely to be for residential rather than a centre use, in which it may be appropriate to remove this land from the centre at a later stage.</p>

Lazy Hill Local Centre 2015



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Name of Centre:	Lazy Hill
Site Reference:	LC15A
Name of Opportunity:	Land at the rear of 196-210A Walsall Wood Road
Address:	LAND REAR OF 198 TO 228A
Site Area:	2315sqm
Owner:	Private ownership
Current Land Use and/or Occupier:	Underused land
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Narrow site behind commercial properties may mean it's difficult to develop. No visibility from the main streets of the centre.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Narrow access to the site as well as a narrow site itself.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified.
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	The UDP identified the land at the rear of 196-210A Walsall Wood Road as a development opportunity.
Planning Permissions:	N/A
Possible uses:	Possibly car parking as the centre does appear to be busy and may need further spaces. Residential if the issues around access could be addressed. Not really suitable for centre uses as poor physical and visual links to the centre. Possible light industry or sui generis uses such as kitchen fitting etc.

Collingwood Drive LC16

Name of Centre:		Collingwood Drive - LC16	
Survey Carried Out:		17/09/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	1	6%
	Comparison Shopping (A1)	3	19%
	Other A1	4	25%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	1	6%
Hot Food Takeaway	A5	1	6%
Leisure	D2	0	0%
Community	D1	5	31%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		1	6%
Total		16	
Representation			
Anchor Store(s)	Name	None	
	Floorspace sqm		
Other Multiple Retailer(s)			
Usually Include	Newsagent	✓	
	Post Office	x	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance	-	

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre comprised of a row of commercial units along Collingwood Drive with two floors of residential uses above with one exception of a tattoo studio on the second floor. There is one vacant store which a wine shop used to occupy. On the opposite side of Collingwood Drive there was a church and a large community centre, library, health centre, neighbourhood office and youth centre within a single building. This with the dentist and health centre means that the centre has a high amount of community facilities.</p>
<p>Community</p>	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>The Beacon Church and The Collingwood Centre</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The Collingwood Centre' provided community facilities for local people of all ages and interests. The Centre provided adult learning courses, groups for older people and groups for children under 5. The Centre also provided sports activities including karate, keep fit and yoga. The same centre had rooms available for hire. The Beacon Church hosted many groups including Cubs, Beavers, Rainbows, Brownies, Guides, Boys and Girls Brigades and mother and toddlers groups.</p>
<p>Accessibility</p>	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There was one bus stop within the local centre boundary but there were four just outside. From the stop with the boundary bus service 33 (Walsall - Cannock) and the 46 (West Bromwich - Pheasey via Hamstead Head) both go every 30 minutes.</p>

Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)	There were wide and sheltered pavements where the commercial units were located. There were no pedestrian crossings in the local centre. The centre would benefit from several crossings, particularly on Collingwood Drive.
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	There was no evidence of cycle lanes or cycle spaces.
Access by Car (e.g. ease of movement by vehicles into and around the centre)	The centre has good access by car.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	Twenty-four on-street parking spaces including three disabled spaces.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The shop frontages have had some investment since the 2009 survey making the centre a lot more inviting. There were some small grassed areas and trees outside The Beacon Church and The Collingwood Centre. There are some roller shutters in use which can make the centre look unattractive out of core trading hours.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	There were no clear development opportunities.
UDP Development Opportunity (update on opportunities in the UDP)	None identified.

Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	None identified.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	Near to Beacon Road, Pheasey and Queslett Road local centres and an Asda supermarket.
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/weaknesses/ opportunities/ threats)	<p style="text-align: center;">T</p> <p>The public transport links and large number of community facilities in the local centre were strengths. Soft landscaping could be introduced to the area in front of the commercial outlets or along the large strip of pavement running down the middle of Collingwood Drive. There is a lack of convenience retailing in the centre which may mean that the local community uses the centre less frequently, there is also no anchor store as such. However the pharmacy, opticians and dentists means the centre is clearly providing local services. The local centre would benefit from the introduction of a pedestrian crossing on Collingwood Drive.</p>

<p>Conclusion (Strong, Stable, At Risk)</p>	<p>Stable</p>
<p>Recommendation</p>	
<p>Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)</p>	<p>No change other than to neaten the boundary</p>

Collingwood Drive Local Centre 2015



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Park Hall LC17

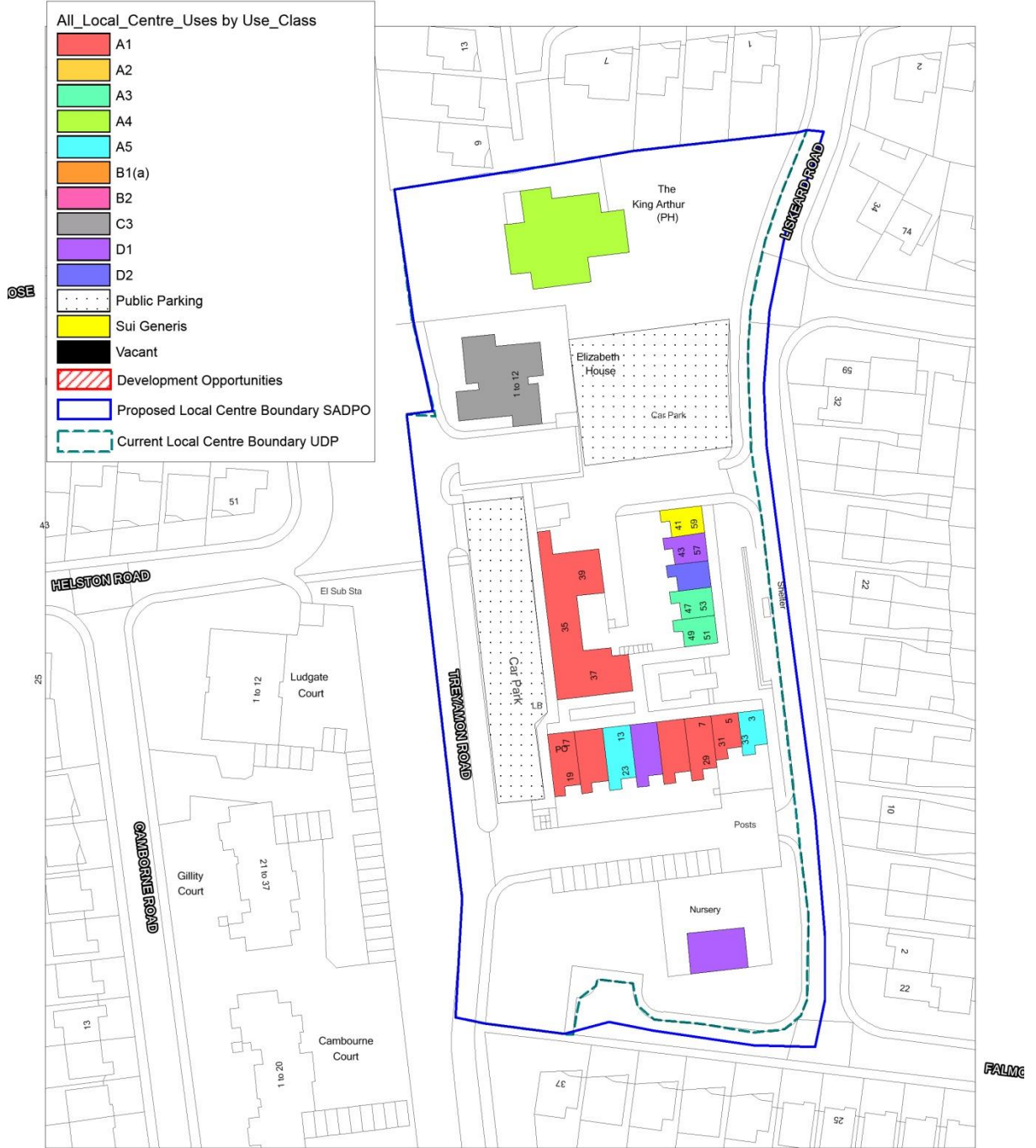
Name of Centre:		Park Hall - LC17	
Survey Carried Out:		10/12/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	5	17%
	Comparison Shopping (A1)	2	7%
	Other A1	1	3%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	3	10%
Hot Food Takeaway	A5	2	7%
Leisure	D2	0	0%
Community	D1	3	10%
Housing	C3	12	41%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	1	3%
Vacant		0	0%
Total		29	
Representation			
Anchor Store(s)	Name	Co-op Food Store	
	Floorspace sqm	368 (gross)	
Other Multiple Retailer(s)			
Usually Include	Newsagent	✓	
	Post Office	✓	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	x	

	other shop(s) of local significance	
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		The all but one of the commercial units were concentrated in a small shopping centre with extensive residential accommodation on the upper floors. At one end of the centre there was a two-storey detached public house, a large car park and a block of flats. At the opposite end of the local centre there was another two-storey detached building used by the Park Hall Playgroup Association.
Community		
List of Facilities (e.g. church, library, community centre)		Park Hall Playgroup Association
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)		The only community facility in the local centre was a nursery and the pub.
Accessibility		
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)		There was one bus stop in the centre served only by the 74 which only ran hourly with no service in the evenings or on the weekend.
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)		There were no pedestrian crossings within the vicinity of the local centre but the surrounding roads were quiet and the centre is contained in a pedestrian area.
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)		There was no evidence of cycling lanes or spaces.
Access by Car (e.g. ease of movement by vehicles into and around the centre)		No issues identified.

<p>Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)</p>	<p>There were approximately forty unmarked spaces at the rear of the shopping precinct (on Treyamon Road) and a further forty spaces on the northern side. The public house provided a further thirty spaces. Although residents living in the centre might occupy more of the parking spaces in the evening, there were still far more parking spaces than was necessary for a local centre of this size.</p>
<p>Environmental Quality</p>	
<p>Commentary (observations of state of built/ natural environment)</p>	<p>The built environment was dated in parts. On one side of the shopping precinct the ground levels changed rapidly, this meant pedestrians had to negotiate several flights of steps to reach the commercial units. There was little or no planting to soften the concrete nature of the centre.</p>
<p>Development Opportunities</p>	
<p>Potential Sites for Allocation in SAD (See separate proforma's)</p>	<p>None identified.</p>
<p>UDP Development Opportunity (update on opportunities in the UDP)</p>	<p>None identified.</p>
<p>Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)</p>	<p>The shopping precinct was dated with poor visual amenity. The pedestrian access on one side of the precinct was steep and difficult. Any redevelopment or investment in the built environment of the shopping area would improve the centre. There appears to be a high level of car parking for the centre. The possibility of redeveloping the car parking area to the north of the shopping precinct could be explored.</p>

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified.
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The built environment would benefit from investment. The shop frontages and walkways in particular required modernisation. Public transport provision was poor. The large car parking areas provided opportunities for other local centre uses such as community facilities. There was however few vacant units and the centre had a good mix of uses.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	No change other than to neaten boundary

Park Hall Local Centre 2015



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Shelfield LC18

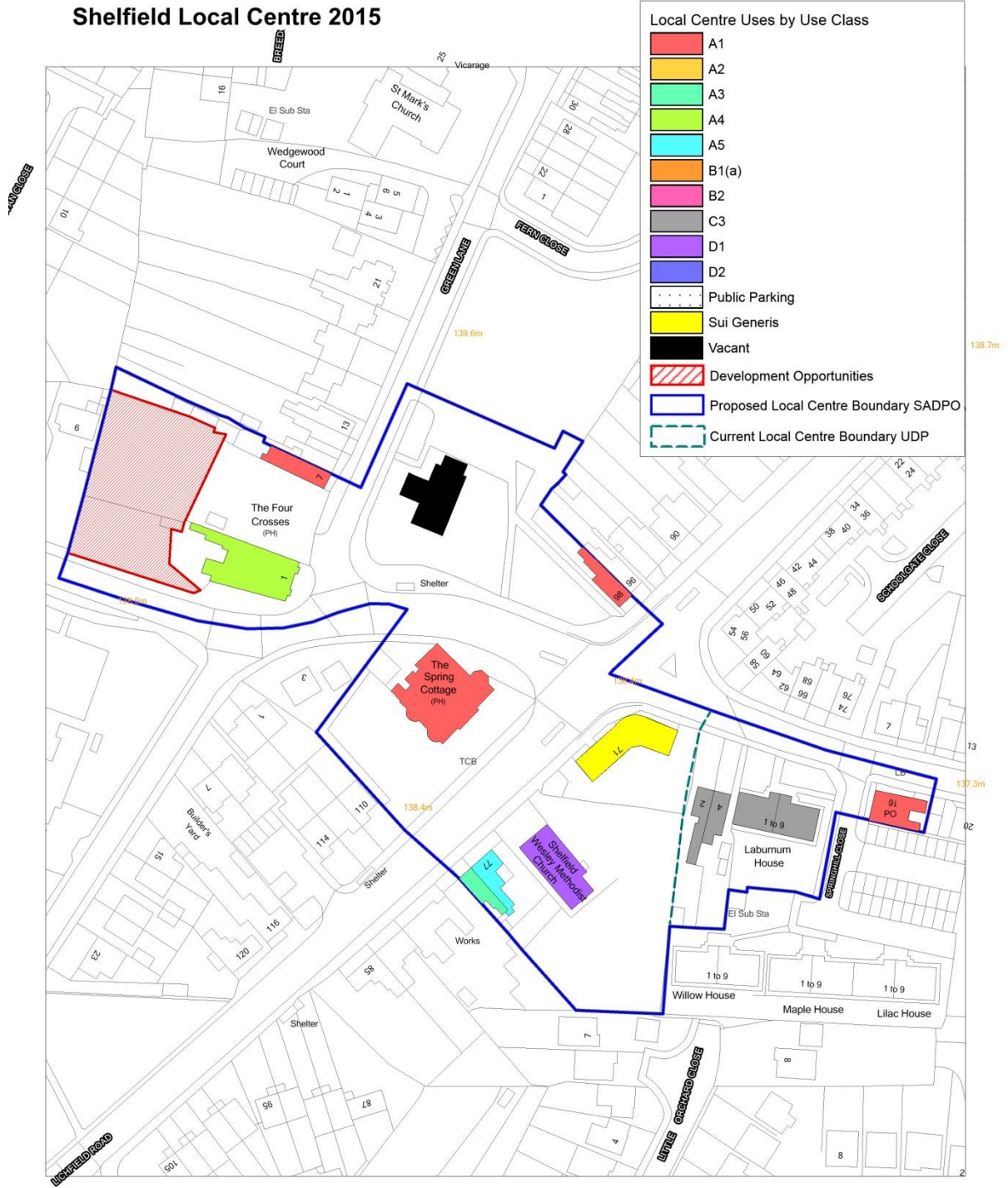
Name of Centre:		Sheffield - LC18	
Survey Carried Out:		14/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	1	11%
	Comparison Shopping (A1)	0	0%
	Other A1	2	22%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	2	22%
Hot Food Takeaway	A5	1	11%
Leisure	D2	0	0%
Community	D1	2	22%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	1	11%
Vacant		0	0%
Total		9	
Representation			
Anchor Store(s)	Name	Co-op Foodstore	
	Floorspace sqm	3459(gross)	
Other Multiple Retailer(s)			
Usually Include	Newsagent	x	
	Post Office	x	
	Pharmacy	x	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance		

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre was relatively small in terms of the number of buildings (just 9 in total) but these were spread out around a large and busy traffic junction. There was no typical building style or size.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Sheffield Methodist Church, Vets 4 Pets</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The Four Crosses pub is listed as an Assets of Community Value.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There was one bus stop in the centre and one just outside. Services stopping in the local centre included the 75, 89, 10, 10A, 89 and X35 meaning there was a regular service.</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There were four crossings at the junction of Lichfield Road, Lichfield Road and Spring Road. However none of these are pedestrian controlled.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>There was no evidence of cycle lanes or cycle spaces.</p>

Access by Car (e.g. ease of movement by vehicles into and around the centre)	The centre is dominated by a busy junction but access to the centre uses apart from the chip shop and restaurant appears to be sufficient given that each use has its own car park.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	Cars were parked on a tarmacked area on the site of the former neighbourhood office but these may belong to residents rather than users of the town centre. Co-op has 14 spaces. Vets4Pets and the Church both have their own car parks.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The centre was dominated by a large road junction. There were a small number of mature trees and a small grassed area around the site of the former neighbourhood office. Member requested at the SAD Issues and Options stage to add site to the adjoining open space to the north as the site is now physically indistinguishable from this open space.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	The site behind The Four Crosses is a potential opportunity, the site including the pub has permission for a care home but the pub has since been listed as a asset of community value which may make delivering this permission difficult.
UDP Development Opportunity (update on opportunities in the UDP)	None identified
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	None identified

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	The centre is close to Spring Lane local centre but given this centre is in a better location on a cross roads and in better health it's unlikely that Spring Lane draws away footfall or investment
Any other comments	
Commentary (any other observations/points of note)	None identified
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	Public transport accessibility was a key strength. The newer Co-op acts as an anchor store for the centre and the Vets4Pets development means there is no longer a vacant unit in the prominent junction location.
Conclusion (Strong, Stable, At Risk,)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	Include the Post Office in the centre as a key facility.

Sheffield Local Centre 2015



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Name of Centre:	Shelfield
Site Reference:	LC18A
Name of Opportunity:	Land adjacent to The Four Crosses
Address:	LAND ADJACENT THE FOUR CROSSES, GREEN LANE,
Site Area:	2183sqm
Owner:	
Current Land Use and/or Occupier:	Vacant land and in use pub
Marketed By:	
Site characteristics: Including anything that might affect development prospects	The site behind The Four Crosses is a potential site, the site including the pub has permission for a care home but the pub has since been listed as a site of community asset which may make delivering this permission difficult.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	The site is on the edge of the centre and does not relate to some of the other uses well.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	None identified
Planning Permissions:	12/0221/FL TWO STOREY BUILDING TO CREATE 30 BEDROOM CARE HOME WITH ANCILLARY LOUNGE AND DINING FACILITIES AT FIRST FLOOR ABOVE RETAINED PUBLIC HOUSE PLUS CAR PARKING AND COMMUNAL GARDEN
Possible uses:	Care home as current permission. Other residential.

LC19 Streetly

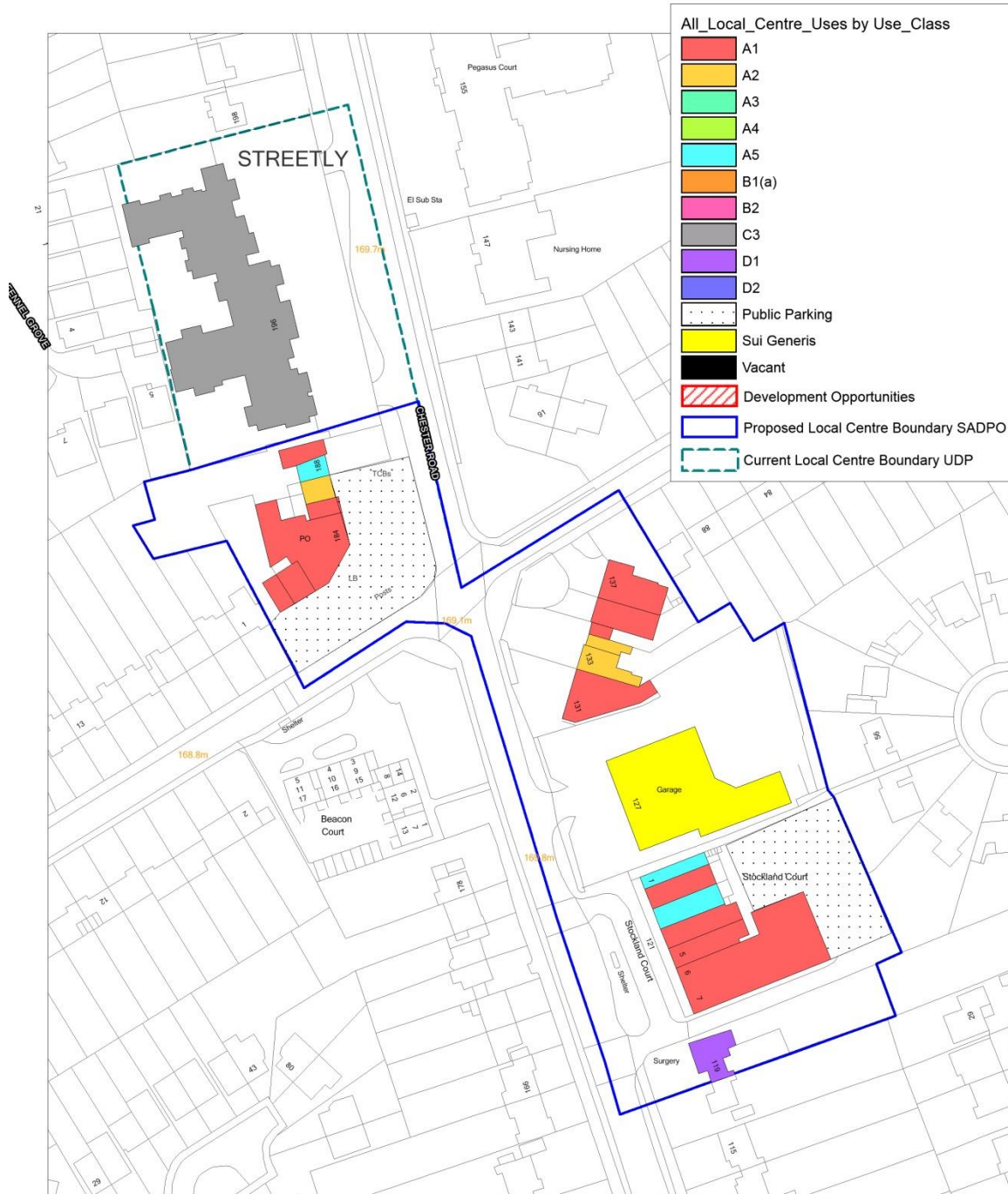
Name of Centre:		Streetly - LC19	
Survey Carried Out:		10/12/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	4	20%
	Comparison Shopping (A1)	5	25%
	Other A1	4	20%
Service (Offices)	A2 & B1(a)	3	15%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	2	10%
Leisure	D2	0	0%
Community	D1	1	5%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	1	5%
Vacant		0	0%
Total		20	
Representation			
Anchor Store(s)	Name	Co-op Food	Tesco Express
	Floorspace sqm	577 (gross)	317 (gross)
Other Multiple Retailer(s)		Nissan, Lloyds Pharmacy	
Usually Include	Newsagent		✓
	Post Office		x
	Pharmacy		✓
Occasionally Include	Hot food takeaway		✓
	Hairdresser		✓
	other shop(s) of local significance		

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>There were three clusters of commercial units in the local centre, which had the busy Chester Road running through the middle of it. Most of the buildings were two and three-storeys with mostly residential uses on the upper floors with the exception of a dentist and restaurant. There were several small car parking areas spread throughout the local centre.</p>
<p>Community</p>	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Dentist and Doctors Surgery</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>There was a non-charging cash machine outside Tesco Express.</p>
<p>Accessibility</p>	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There were three bus stops within the local centre served by the 77 which runs every 20 minutes (Walsall - Sutton Coldfield), the 88 (Erdington - Streetly) and the 935 (Walsall - Birmingham).</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There were pedestrian crossings at the busy junction of Manor Road, Bridle Lane and Chester Road. There were pavements the full length of the local centre.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>There was no evidence of cycle lanes or cycle spaces.</p>
<p>Access by Car (e.g. ease of movement by vehicles into and around the centre)</p>	<p>The centre is on a busy junction which may cause difficulty for access by car. It does mean that that there are opportunities for passing trade and the mix of businesses suggests the location on the busy roads is a key determining factor for the strength of the centre.</p>

Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	<p>There was a large amount of well used off-street parking provision, although the parking areas were cramped and disorderly. There were nine spaces at the front and twenty spaces to the rear of Co-Op (including four disabled spaces), thirty spaces in front of 131-137 Chester Road and twenty-four in front of 182-188 Chester Road.</p>
Environmental Quality	
Commentary (observations of state of built/ natural environment)	<p>Aside from the modern retirement flats complex, there was no soft landscaping in the local centre. The buildings appeared to be well maintained and there was no evidence of graffiti or littering. There were no seating areas or public open spaces.</p>
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	<p>There were no clear development opportunities. The local centre was constrained by housing and the busy Chester Road, which runs through the middle of the local centre.</p>
UDP Development Opportunity (update on opportunities in the UDP)	None identified
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	None identified
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified

Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	Blackwood Road is close by and has a post office and library along with shops and other community facilities. It is possible this draws away the local walking catchment area and Streetly provides more for passing trade.
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	There was a low vacancy rate but no clear opportunities for expansion without the major redevelopment of existing buildings. The centre would benefit from better bus services to and from the local centre, particularly on Sunday.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	Remove the nursing home from the centre boundary.

Streetly Local Centre 2015



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Bently LC20

Name of Centre:		Bentley - LC20	
Survey Carried Out:		25/09/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	7	7%
	Comparison Shopping (A1)	2	2%
	Other A1	2	2%
Service (Offices)	A2 & B1(a)	4	4%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	2	2%
Leisure	D2	0	0%
Community	D1	2	2%
Housing	C3	95	92%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	1	1%
Vacant		1	1%
Total		103	
Representation			
Anchor Store(s)	Name	Lifestyle Express	
	Floorspace sqm	250(gross)	
Other Multiple Retailer(s)		Betfred	
Usually Include	Newsagent	✓	
	Post Office	✓	
	Pharmacy	x	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance	Butchers, Bakers and Fruit/Veg Store	

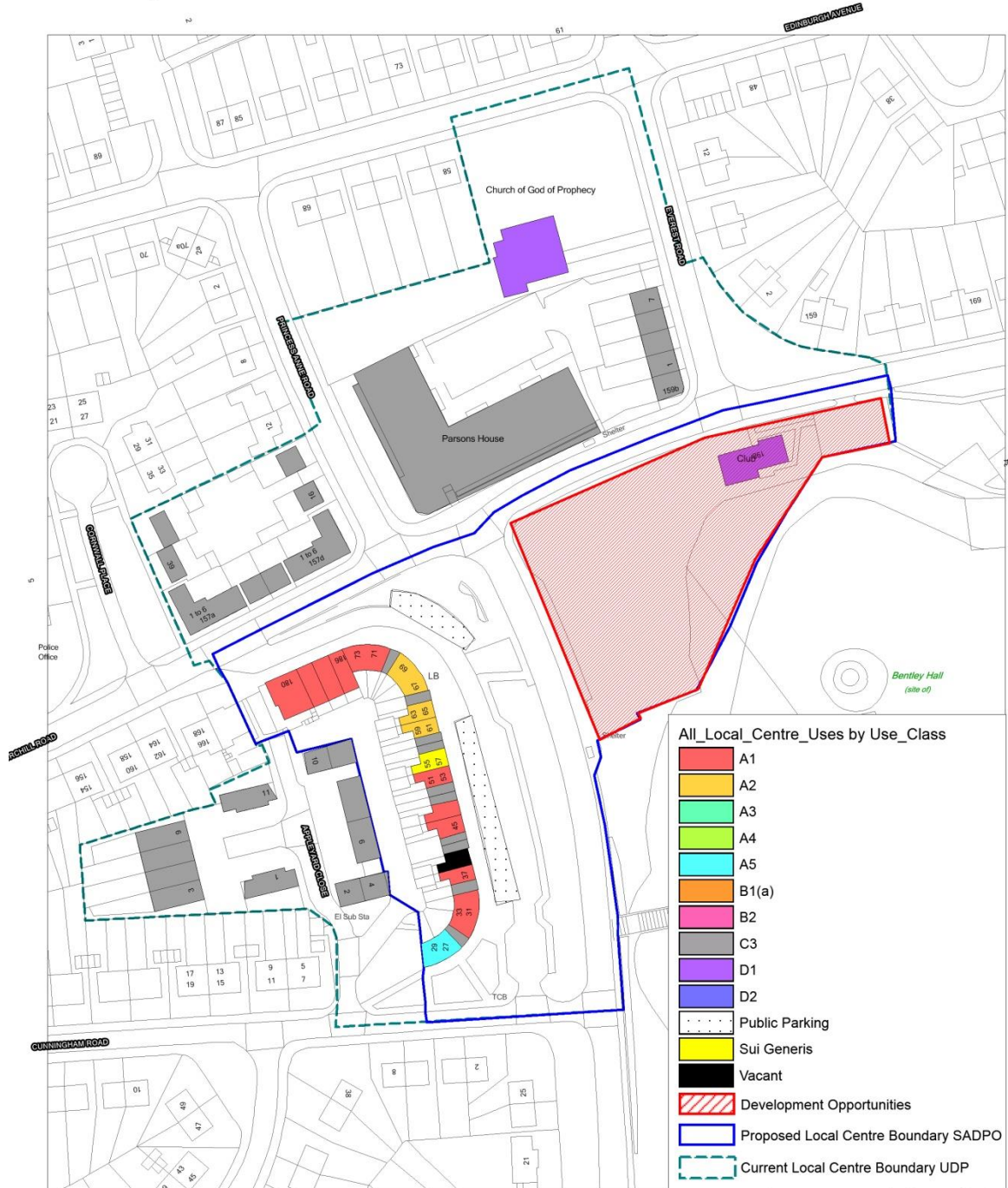
<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>On one side of the local centre there was an over 60s community centre. Previously it had been part of a cluster of community facilities including a children's centre, library, community office and neighbourhood office which is now vacant land. On the other side of the local centre there was a three-storey building with commercial units and entrances to dwellings on the ground floor and residences on the upper floors. There is a high percentage of residential in the centre due to the development for dwellings of the medical centre and pub site. The proposed change to the boundary will address this balance by removing the residential</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Over 60s Community Centre, Community Hub Office/Shop and a Church.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The number of community facilities had declined considerably in recent years. The local health centre and pharmacy had relocated to a new facility outside the local centre. The library had been demolished and a number of smaller community buildings that had surrounded the library had also been demolished. The local centre received a weekly visit from a mobile library service. The Hub is a Community Enterprise run by staff and Volunteers providing a centre for members of the public to access information about Bentley and Walsall as a whole. The Old Hall public house has been demolished and housing built.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>Queen Elizabeth Avenue is served by the 9 (Walsall - Lodge Farm via Darlaston) every 20 mins, 303 (Country Bridge - Bilston via Willenhall) and 333X (Walsall - Willenhall via Caldmore, Darlaston, Lodge Farm) which run infrequently.</p>

Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)	<p>There was a wide pavement in front of the only row of commercial units. There were two pedestrian crossings in the local centre.</p>
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	<p>Three cycle racks but no cycle route.</p>
Access by Car (e.g. ease of movement by vehicles into and around the centre)	<p>No issues identified.</p>
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	<p>On-street parking along the side road running in front of the main row of commercial premises for forty-two parking spaces including three disabled spaces.</p>
Environmental Quality	
Commentary (observations of state of built/ natural environment)	<p>The row of commercial units were set well back from a busy thoroughfare with a large grassed area and trees acting as a visual and noise buffer. It is well maintained with no signs of littering or graffiti. The corner of Queen Elizabeth Avenue and Churchill Road on the side of the commercial units has some locally distinctive street art in the form of railings with planting. The area where the Library and Neighbourhoods Office was is not grassed over with mature vegetation that frames the grounds of Emmanuel Church which is just outside the centre boundary. The housing developments along Churchill Road are a high quality and well maintained.</p>

Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	The site of the former community buildings on the corner of Queen Elizabeth Avenue and Churchill Road offered the opportunity to provide a number of community facilities or housing. The area is now grown over and could form part of the Urban Open Space rather than being built on.
UDP Development Opportunity (update on opportunities in the UDP)	The UDP identified Land adjoining the Old Hall public house and Land to the rear of the shops in Queen Elizabeth Avenue which have both since been developed for housing.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The over 60's centre looks like it would benefit from investment.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There are a few housing sites proposed in the surrounding area including HO177 and HO36 which could support the centres vitality.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	There are some small scale centre uses in a row of shops on Wolverhampton Road and Bentley Road North but this looks to rely of passing custom from the Wolverhampton Road and does not appear to impact on Bentley.

Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The centre has seen a number of changes especially in the increase of housing and the loss of community facilities. It does however seem to have settled into the changes and the new housing supports the centre well as there are no vacant units. There is a risk that the scale and form of development proposed (if any) on the site of former community facilities is not in keeping with the centre and takes away from the current high quality visual amenity of the church and open space.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	Amend the boundary to remove the previous car parking behind the commercial units which is now housing and to remove the sites that have been developed for housing on Churchill Road. If a development proposal does not come forward at LC20A the boundary could be changed to remove this site and incorporate it in the Urban Open Space instead.

Bentley Local Centre 2015



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Name of Centre:	Bentley
Site Reference:	LC20A
Name of Opportunity:	The former library site and community buildings on the corner of Queen Elizabeth Avenue and Churchill Road
Address:	QUEEN ELIZABETH AVENUE, WALSALL, WS2 0HP WS2 0HP
Site Area:	4062sqm (Including Old People's Centre)
Owner:	Walsall Council
Current Land Use and/or Occupier:	Vacant and grassed over other than the Old People's Centre
Marketed By:	The Council is exploring the future of the old library site.
Site characteristics: Including anything that might affect development prospects	The site is next to an area of Urban Open Space and since the site became vacant has become grassed over. Therefore the site could be left undeveloped and the allocation of Urban Open Space expanded to cover the site in the final version of the SAD unless it can be shown development on the site is desirable and achievable. There may be some impact on the natural environment if the site was developed. Any proposal would need to be a comprehensive development which addresses the corner of Queen Elizabeth Avenue and Churchill Road, the open space, the church and the residential development opposite. It would also need to take the over 60's centre into consideration.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Depending on the end use parking may be required as there is not a large amount available in the centre.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	Adjoining Urban Open Space.
Planning Permissions:	N/A
Possible uses:	A community facility (perhaps with some residential in a comprehensive scheme). A high quality residential scheme. Retail uses could be supported if there is a demand but there may be a risk of speculative units without end users that bring the amenity/viability of the centre down.

Coppice Farm LC21

Name of Centre:		Coppice Farm - LC21	
Survey Carried Out:		25/09/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	2	33%
	Comparison Shopping (A1)	1	17%
	Other A1	1	17%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	1	17%
Leisure	D2	0	0%
Community	D1	1	17%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		0	0%
Total		6	
Representation			
Anchor Store(s)	Name	Co-op Foodstore	
	Floorspace sqm	1,651 (gross)	
Other Multiple Retailer(s)		Lloyds pharmacy	
Usually Include	Newsagent	x	
	Post Office	x	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance		

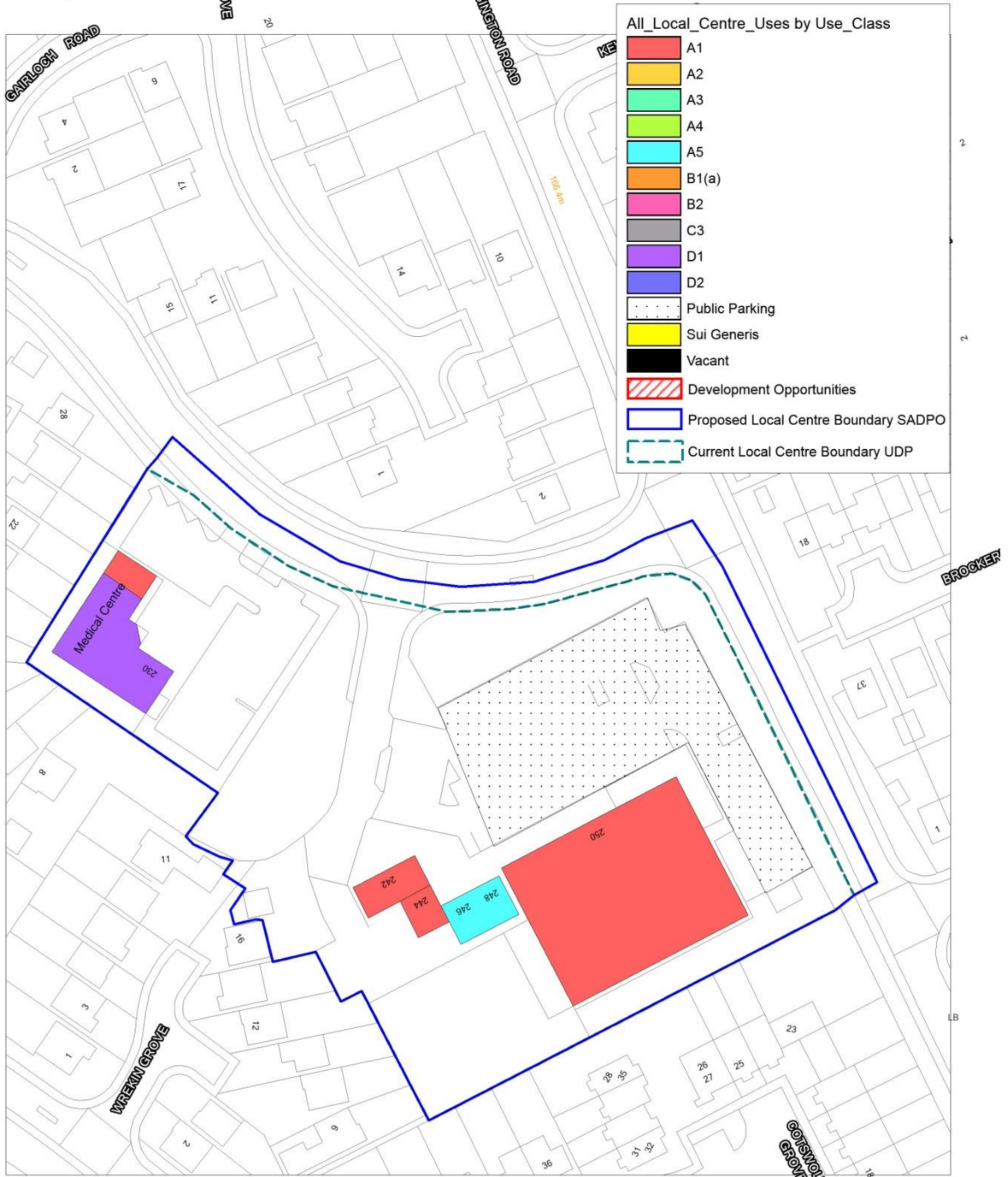
<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre consisted of a co-op foodstore in a partly single-storey and partly two-storey building and a row of four relatively small single-storey commercial units nearby. Two hundred yards away there was a modern two-storey medical centre with a pharmacy in the same building.</p>
<p>Community</p>	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Medical Centre, Cash Point, Post Box and Recycling Bank.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>Medical centre is somewhat separate to the rest of the centre.</p>
<p>Accessibility</p>	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>68 (Wolverhampton - Cannock via Wednesfield, Landywood) every hour. 69 (Wolverhampton - Walsall via New Invention) which runs every 30 mins.</p>

Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)	There was a wide footpath linking Somerfield with smaller commercial units. There was no direct pedestrian link between the shops and the medical centre. There was one crossing on Essington Road and one crossing within the car park. A pavement between the commercial premises and the medical centre might increase linked trips between the two parts of the local centre.
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	None
Access by Car (e.g. ease of movement by vehicles into and around the centre)	The centre appears to be car dominated with the car parking directly outside of the retail offer proving good access to road users.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	The local centre is dominated by a large car park (Photograph C). There were hundred spaces in total including seven disabled and seven mother and baby spaces. The car park for the medical centre and the rest of the centre are not as well linked as possible.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	Several large and well kept areas of grass. Softer landscaping could be introduced to the car park.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	There were no clear development opportunities as such.

UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The centre could be improved by removing the grass bank, planting and fencing between the medical centre and retail area to join the centre together more.
Any other comments	
Commentary (any other observations/points of note)	This is a very car park dominated centre with a possible lack of local distinctiveness. There were no residential units within the boundary but the centre is located in a residential area.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified

Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The limited number of bus services passing through the local centre was a weakness, particularly on a Sunday when there did not appear to be any bus provision to or from the centre. Pedestrian links could be improved between the commercial units and the bus stop on Coppice Farm Way, the medical centre and pharmacy.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	Minor changes to neaten boundary.

Coppice Farm Local Centre 2015



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Blackwood LC22

Name of Centre:		Blackwood Road - LC22	
Survey Carried Out:		21/04/2015	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	2	10.5%
	Comparison Shopping (A1)	7	36.8%
	Other A1	0	0%
Service (Offices)	A2 & B1(a)	1	5.2%
Eating & Drinking	A3 & A4	1	5.2%
Hot Food Takeaway	A5	1	5.2%
Leisure	D2	1	5.2%
Community	D1	5	26.3%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	1	5.2%
Vacant		0	0%
Total		19	
Representation			
Anchor Store(s)	Name	Post Office	
	Floorspace sqm		
Other Multiple Retailer(s)		None	
Usually Include	Newsagent	✓	
	Post Office	✓	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance	Butchers, Small convenience store	

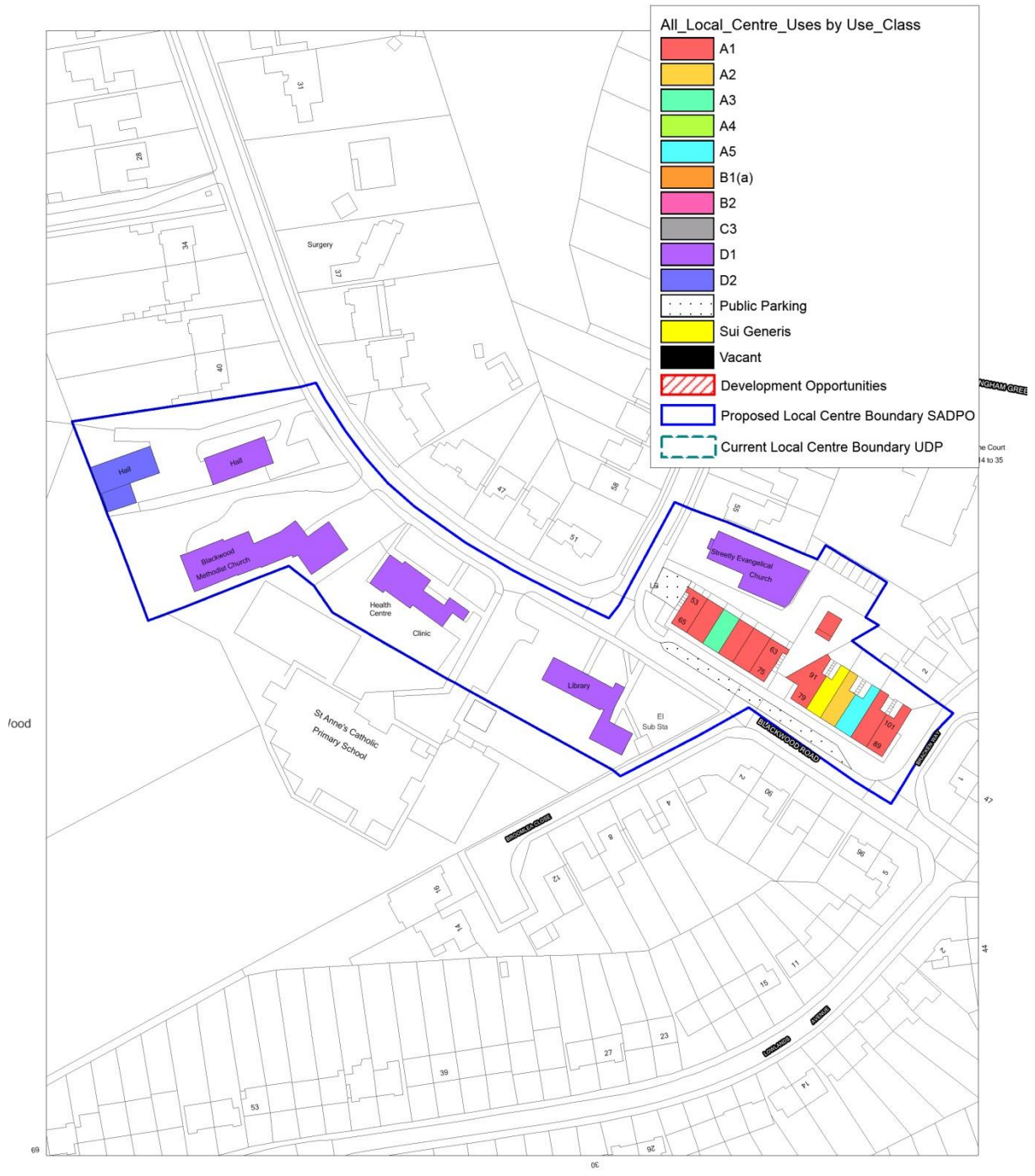
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)	No vacant units. Residential above looks occupied and well looked after.
Community	
List of Facilities (e.g. church, library, community centre)	The centre has two churches, a scout's centre, Blackwood Youth Centre, Streetly Library, health centre. There is also a school on the boundary of the proposed centre and public access to Blackwood Park. There was a post box and free cash machine.
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)	The centre clearly provides the local community with access to a number of facilities. The churches look well used and provided a variety of health, social and fitness activities.
Accessibility	
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)	There are two bus stops in the centre itself and another 3 just outside. The street itself is only served by the 77 which runs every 30mins but within a 10minute walk there are stops which provided other services.
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)	There was no pedestrian crossing in the centre which is perhaps surprising given the location of a school. The road itself is not a main one or partially busy so is quite safe to cross. Footpaths seem wide and accessible for most of the centre.
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	No evidence of cycle racks or paths

Access by Car (e.g. ease of movement by vehicles into and around the centre)	The centre and surrounding streets were somewhat congested with on street parking. Most of the centre is double yellow line with no stopping aloud outside of the school. During school drop-off times the centre suffers from congestion.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	25 public car parking spaces were available in the centre and seemed well used. A number of the centre uses such as the medical centre had private car parking but overall parking levels appeared to be a potential issue for the centre.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The centre was reasonably green with a number of trees and grassed areas in front of some of the uses. The built form looked well maintained.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	None Identified

<p>UDP Development Opportunity (update on opportunities in the UDP)</p>	<p>None, as not a centre in the UDP</p>
<p>Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)</p>	<p>None Identified</p>
<p>Surrounding Area</p>	
<p>Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)</p>	<p>None identified</p>
<p>Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)</p>	<p>Streetly Local Centre is close by and provides access to larger convenience stores (Co-op food and Tesco Express). Blackwood Road appears to offer more of a local offer with walking trade compared to Streetly which has considerably more passing trade. This centre also has a larger amount of community facilities.</p>

Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	Strength is the large amount of community facilities in the centre and the large range of shops given its scale. The centre clearly has strong links to the surrounding community. The main weakness appears to be the traffic congestion at school drop-of times and the level of parking.
Conclusion (Strong, Stable, At Risk,)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	Allocate the centre as a Local Centre in the SAD.

Blackwood Local Centre 2015



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Palfrey LC23

Name of Centre:		Palfrey - LC23	
Survey Carried Out:		17/09/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	4	9%
	Comparison Shopping (A1)	16	35%
	Other A1	2	4%
Service (Offices)	A2 & B1(a)	3	7%
Eating & Drinking	A3 & A4	1	2%
Hot Food Takeaway	A5	3	7%
Leisure	D2	0	0%
Community	D1	2	4%
Housing	C3	9	20%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	1	2%
Vacant		5	11%
Total		46	
Representation			
Anchor Store(s)	Name	Watson Foods	F.B Supermarket
	Floorspace sqm	145(gross)	255(gross)
Other Multiple Retailer(s)		None	
Usually Include	Newsagent	✓	
	Post Office	x	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	

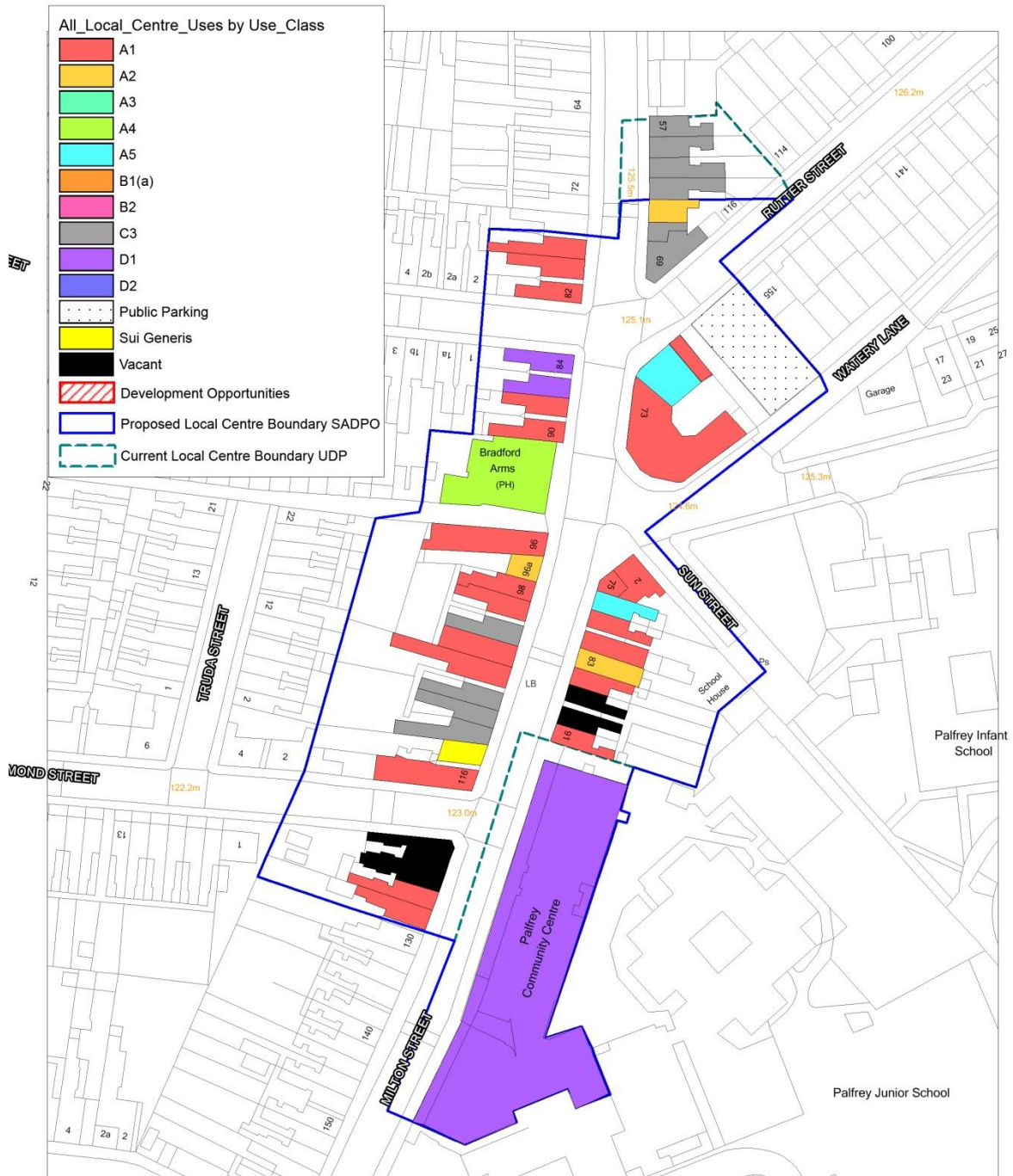
	other shop(s) of local significance	Butchers
<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre consisted of a row of shops along both sides of Milton Street. The buildings were predominantly red-brick two-storey terraces with commercial premises on the ground floor and residential uses above</p>	
Community		
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Walsall Learning Centre (newly opened) and Bradford Arms Pub.</p>	
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>Located just outside the centre Palfrey Community Centre has two halls which will seat up to 125 people at any one time restaurant style, or up to 200 people for other functions. Staging is also available on site. Meeting rooms are available for meetings of local groups, both day time and evenings from 15 - 50 people. The Palfrey Community Association building provides adult learning courses, fitness classes, youth sessions, a crèche, a baby clinic and various specialist projects including self help women's groups. Palfrey Infant School and Palfrey Junior School are also located outside of the centre.</p>	
Accessibility		
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>Milton Street is served by 45 (Walsall - West Bromwich via Bescot) and 401E (Walsall - Yew Tree via Palfrey, The Delves) which go every 15mins at peak times.</p>	

Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)	There were pavements throughout the local centre. There was one pedestrian crossing in the local centre on Milton Street and another just outside the centre.
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	There was no evidence of cycle lanes or cycle spaces.
Access by Car (e.g. ease of movement by vehicles into and around the centre)	No issues identified.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	Council owned free public car park with 13 spaces and 1 disabled space.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	Investment was needed to modernise many of the shop frontages. Some frontages had no business name signs. There was no vegetation in the local centre but the appearance of the centre did not seem to suffer unduly as a consequence. There were no obvious opportunities for any planting, trees or open space.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	There were no clear development opportunities, partly because the buildings in the centre were highly concentrated and also because of the high density housing surrounding the local centre.

UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	There were three vacant units opposite the community centre which could be redeveloped and brought back into life.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	There is a Morrison's supermarket and both Caldmore and Pleck Local Centre within the surrounding area which may draw some footfall and investment away.
Any other comments	
Commentary (any other observations/points of note)	14/0443/FL permission granted 06/05/2014 for the CHANGE OF USE TO A1 - RETAIL ON GROUND FLOOR WITH MIXED USE A1 RETAIL AND D1 (NON RESIDENTIAL) LIBRARY/STUDY ROOM ON FIRST FLOOR

Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	More vacancies than in the 2009 study which suggests there has been some decline. The proximity of the schools and community centre could act as a strength drawing people to the centre along with the newly developed Walsall Learning Centre. There may however be a high level of competition for footfall and spending in this area.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	Change centre boundary to include Palfrey Community Centre. Contract the boundary at the north end to remove the housing.

Palfrey Local Centre 2015



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Fullbrook LC24

Name of Centre:		Fullbrook - LC24	
Survey Carried Out:		17/09/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	2	11%
	Comparison Shopping (A1)	3	17%
	Other A1	2	11%
Service (Offices)	A2 & B1(a)	1	6%
Eating & Drinking	A3 & A4	1	6%
Hot Food Takeaway	A5	2	11%
Leisure	D2	0	0%
Community	D1	1	6%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	1	6%
Vacant		5	28%
Total		18	
Representation			
Anchor Store(s)	Name	Co-op Food & Post Office	
	Floorspace sqm	460(gross)	
Other Multiple Retailer(s)		Ladbrokes	
Usually Include	Newsagent	x	
	Post Office	✓	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance		

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre primarily consisted of a row of commercial premises with residential uses on first and second floors. Two detached buildings on the opposite side of the busy Broadway housed a medical centre and hairdressers. At present due to the relocation of Co-op into the larger store and the planned redevelopment of 3 units there is a high percentage of vacancies.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Medical centre.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>Co-op which moved within the centre in 2012 to a larger store serves the local community's top-up shopping needs and provides a non-charging cash machine.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There were no bus stops within the local centre. The 637 (Walsall - Manner Hospital via Highgate, Palfrey) bus service stopped on nearby Broadway West. This service operated infrequent service once an hour with no services on a Sunday.</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There were two crossings on the busy Broadway road including one in the middle of the local centre.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>There was no evidence of cycle lanes or cycle spaces.</p>

Access by Car (e.g. ease of movement by vehicles into and around the centre)	The road is busy but the parking outside of the retail units makes the centre accessible.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	The new co-op has 18 car parking spaces with 2 disabled spaces and another 27 spaces at the back of the store. There are also around 30 spaces fronting the shops. The medical centre also had twenty parking spaces. This level of parking shows it's a car depended centre that may well benefit from a large level of passing trade.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The quality of the centre was slightly affected by the fact a building with three units has recently been demolished to make way for a new building and the fact the former co-op building was still vacant. There is some tree planting along the road line
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	None identified
UDP Development Opportunity (update on opportunities in the UDP)	None identified
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The former co-op store is an opportunity for investment or redevelopment for centre uses. There is a cleared site next to the store which is due to be redeveloped as part of the planning application 13/0293/FL but if this is not implemented this will need investment.

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified
Any other comments	
Commentary (any other observations/points of note)	202-206 Broadway: Planning permission 13/0293/FL (DEMOLITION OF EXISTING SHOPS WITH APARTMENTS AND CONSTRUCTION OF 3NO. SHOPS AT GROUND FLOOR LEVEL WITH 5NO. APARTMENTS ABOVE) granted 12/06/2013. There was also a permission which has now lapsed for the former allotment gardens at the back of the local centre to be developed for housing (10/0696/TE)
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The anchor Co-Op store is a key strength in terms of meeting the shopping needs of local residents and attracting passing trade. Poor public transport accessibility was a significant weakness. This was surprising given the local centre's proximity to Broadway and West Bromwich Road. The wide and busy Broadway caused the medical centre and hairdressers to seem detached from the rest of local centre.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	Alter the centre boundary to include the full boundary of co-op car park

Fullbrook Local Centre 2015



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Turnberry Road LC25

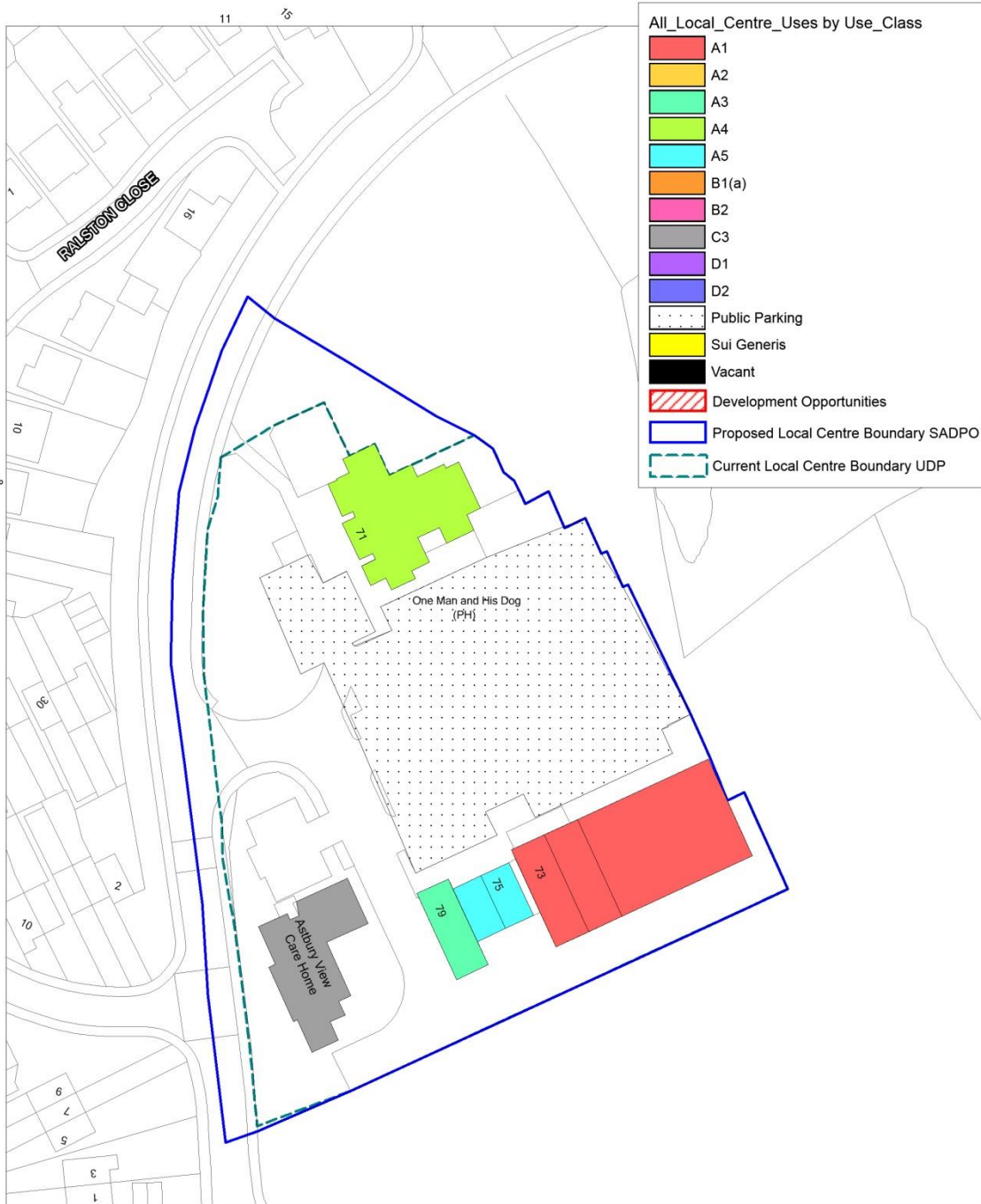
Name of Centre:		Turnberry Road - LC25	
Survey Carried Out:		04/12/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	1	13%
	Comparison Shopping (A1)	0	0%
	Other A1	2	25%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	2	25%
Hot Food Takeaway	A5	2	25%
Leisure	D2	0	0%
Community	D1	0	0%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	1	13%
Vacant		0	0%
Total		8	
Representation			
Anchor Store(s)	Name	Co-Op Foodstore	
	Floorspace sqm	519 (gross)	
Other Multiple Retailer(s)		Marstons Pub	
Usually Include	Newsagent	x	
	Post Office	x	
	Pharmacy	x	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance		

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre consisted of a row of mid-1990s purpose built single-storey commercial units. A large car park with spacious planted areas dominated the centre. Aside from the public house, the commercial units were accommodated in a single building with a wide and partially covered pavement in front.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Recycling Banks and free Cash Machine</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>Centre does not seem to provide any community focus other than for shopping and services</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>The local centre was served by a single, half-hourly bus service 2 (Walsall - Cannock)</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There was one pedestrian crossing from the local housing estate to a bus stop and the car park entrance. Wide, partially covered pavements along the shop frontages and a pavement linked the car park entrance to the public house.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>There was no evidence of cycle lanes or cycle spaces.</p>
<p>Access by Car (e.g. ease of movement by vehicles into and around the centre)</p>	<p>The centre is very car depended with the parking in the middle of the centre.</p>

Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	<p>There was a free car park with one hundred and thirty-three spaces including six disabled spaces. There appeared to be very generous car parking provision in relation to weekday daytime usage levels (this was when the survey was carried out), but the car park is well used in the early evening. Visitors to the public house and two hot-food takeaways were likely to use the car park during the evenings.</p>
Environmental Quality	
Commentary (observations of state of built/ natural environment)	<p>The buildings were modern and well maintained. There was no sign of vandalism or litter in the centre itself, but some litter strays into the adjacent open space and woodland, which also attracts anti-social behaviour. The local centre served a private housing estate, which bordered the centre. The soft landscaping around the car park and public house was well kept but the centre was dominated by the car park making it less welcoming on foot.</p>
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	None identified
UDP Development Opportunity (update on opportunities in the UDP)	None identified
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	None identified
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	<p>There is planning permission for residential development on the open land to the rear of the shops.</p>

Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified
Any other comments	
Commentary (any other observations/points of note)	None identified
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The quiet local environment and well-maintained surroundings were strengths. There were no vacancies and the co-op store would serve act as an anchor store. The local centre was very car-orientated, with poor public transport links.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	No Change other than to neaten the boundary

Turnberry Road Local Centre 2015



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New Invention LC26

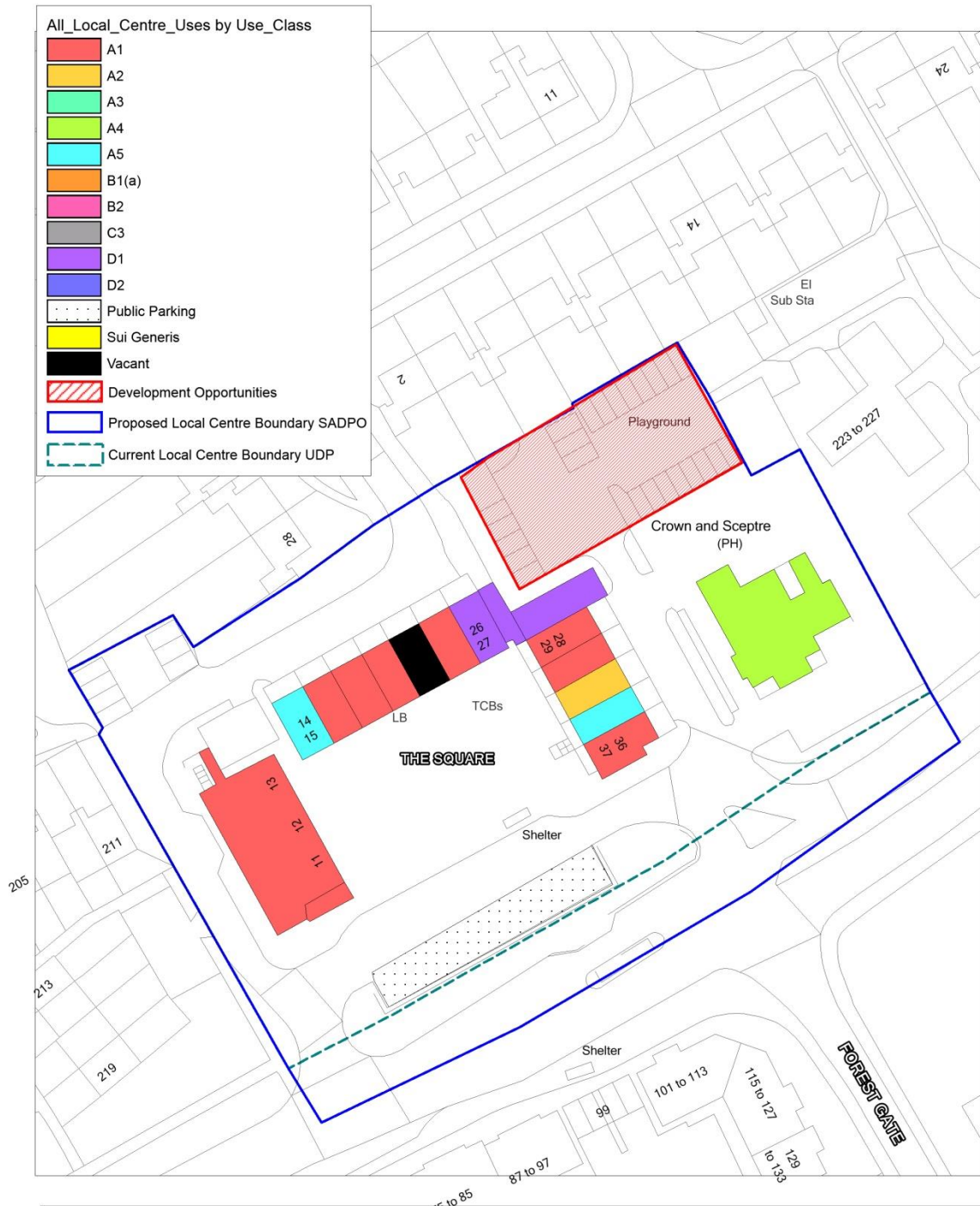
Name of Centre:		New Invention - LC26	
Survey Carried Out:		25/09/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	3	20%
	Comparison Shopping (A1)	3	20%
	Other A1	2	13%
Service (Offices)	A2 & B1(a)	1	7%
Eating & Drinking	A3 & A4	1	7%
Hot Food Takeaway	A5	2	13%
Leisure	D2	0	0%
Community	D1	2	13%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		1	7%
Total		15	
Representation			
Anchor Store(s)	Name	Co-op Foodstore	
	Floorspace sqm	378 (gross)	
Other Multiple Retailer(s)		Greggs, Ladbrokes and Lloyds Pharmacy	
Usually Include	Newsagent	x	
	Post Office	✓	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance		

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The majority of the commercial units were housed in three buildings arranged around a public square. These buildings were two and three storeys high with commercial units on the ground floor and residential uses on the upper floors. The only other building was the former Crown and Sceptre public house which is now East 2 West restaurant. There was one vacant unit.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>Dentist and Library</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The library offers a number of community services and reading groups. The anchor store served the local community's top-up shopping needs and provided a fee-charging cash machine.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There was a bus shelter within the centre. Bus 28 which runs every 30 mins but not in the evening or on Sundays (Wolverhampton - Walsall via Wood End) then the 28E which covers this route hourly in the evenings and on a Sunday. 41 (Walsall- Willenhall via new Invention) runs every 30 mins. 68 (Wolverhampton - Cannock via Wednesfield, Landywood) every hour. 69 and 89 (Wolverhampton - Walsall via New Invention) which provide a combined frequency of every 15 mins. There was an off street bus stop.</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There were four pedestrian crossings and wide pavements throughout the local centre.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>6 cycle racks but no cycle path</p>

Access by Car (e.g. ease of movement by vehicles into and around the centre)	No issues identified.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There were forty-one spaces in the car park at the rear of the restaurant and shopping parade. There were a further twenty-two spaces in a side road in front of the shopping parade.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	5 large trees, public notice board, some planting near Co-Op food stores, seating on the square for Greggs brining some life to the outdoor area. The large paved area in front of the commercial units could be made more attractive and used for community events.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	The car parking area to behind the East 2 West restaurant could be an opportunity.
UDP Development Opportunity (update on opportunities in the UDP)	The UDP identifies the Garage Court to the north east of The Square as an opportunity. This has recently been laid out as a car park
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The large paved area in front of the commercial units could be made more attractive, used for markets and one-off community events.

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There is some housing proposed in the SAD nearby (HO173) which has capacity for 23 dwellings which could help support the vitality of the centre.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified
Any other comments	
Commentary (any other observations/points of note)	The centre is in close proximity to the Community Gardens and playing fields.
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The anchor store was a key strength in terms of meeting the day-to-day shopping needs of local residents. The mix of business types was varied. There was only one vacant unit and the pub which had been shut has been occupied by a commercial use which should draw visitors to the centre.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	No Change other than to neaten up the boundary.

New Invention Local Centre 2015



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Beacon Road LC27

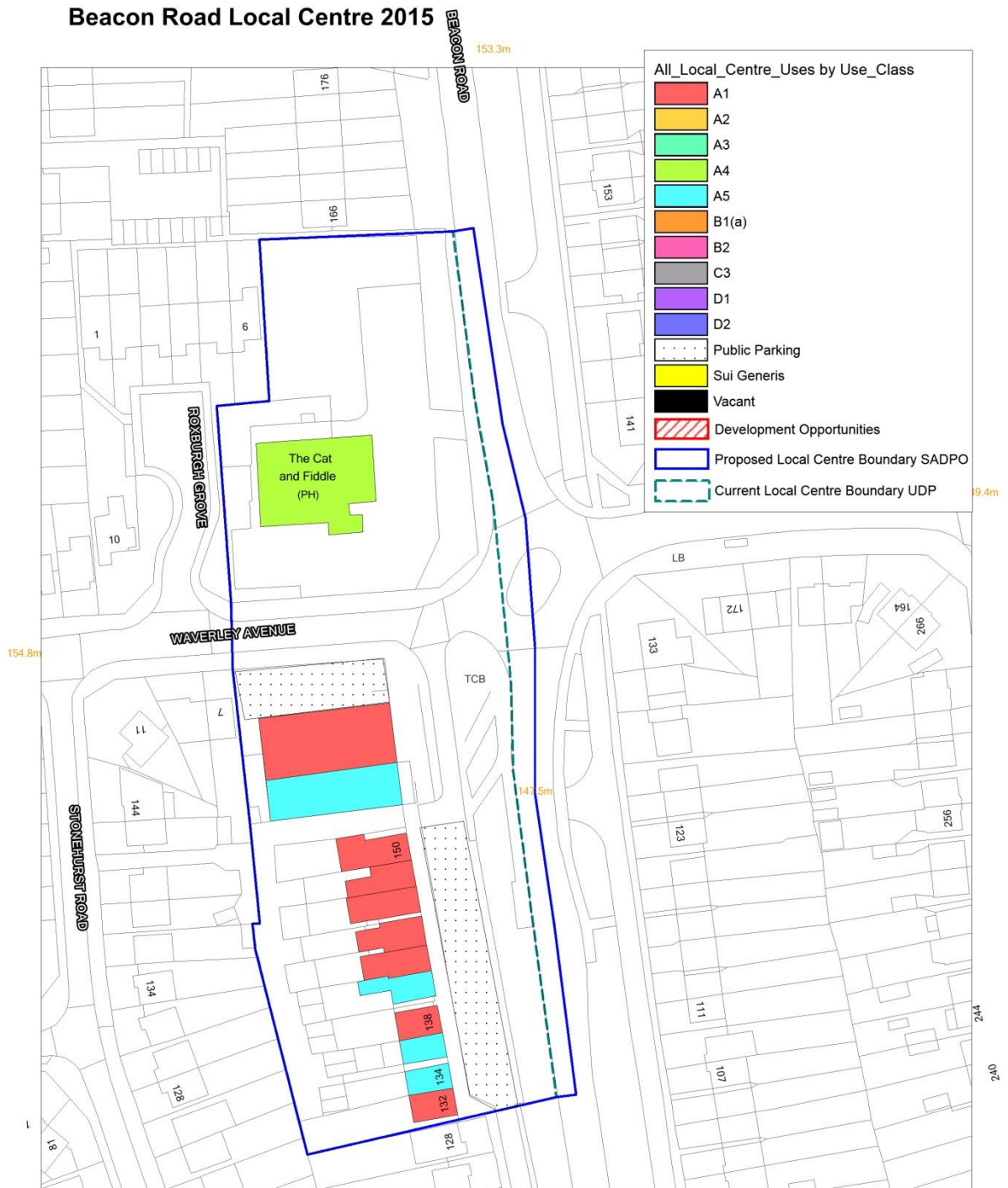
Name of Centre:		Beacon Road - Ref LC27	
Survey Carried Out:		17/09/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	2	15%
	Comparison Shopping (A1)	3	23%
	Other A1	3	23%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	1	8%
Hot Food Takeaway	A5	4	31%
Leisure	D2	0	0%
Community	D1	0	0%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		0	0%
Total		13	
Representation			
Anchor Store(s)	Name	Nisa	
	Floorspace sqm	332 (gross)	
Other Multiple Retailer(s)		None	
Usually Include	Newsagent	✓	
	Post Office	x	
	Pharmacy	x	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance		

<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre consisted of a row of four buildings used as commercial premises. All the upper floors were used for residential purposes. There did not appear to be any vacant units. There is a high percentage of take away units in the centre but this is perhaps not surprising given the amount of retailing competition in the area.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>There were no community facilities in the local centre. A convenience store served the local community's top-up shopping needs. There were two cash machines.</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>Only the pub could act as a focus of community activity.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There were no bus stops in the local centre. However, numerous services stopped just outside the centre served by 5 (Sutton Coldfield - West Bromwich via Scott Arms), 46 (West Bromwich - Pheasey via Hamstead Head) and 997 (Birmingham - Walsall via Pheasey Aldridge) which go on average every 15mins.</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There were pavements of sufficient width throughout the local centre. There were no crossings in the centre but the surrounding roads were quiet when the survey took place and no large roads to cross within the centre itself. There were plenty of railings to protect pedestrians from the surrounding roads.</p>
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>No evidence of cycle lanes or cycle spaces.</p>

Access by Car (e.g. ease of movement by vehicles into and around the centre)	No issues identified.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There were thirty-four demarcated car parking spaces (twelve off-street and twenty-two on-street) and further space for approximately eleven cars to park on the road. There was further parking for visitors to the Cat and Fiddle public house.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The environmental quality was reasonable. The local centre was set far back from a main road.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	None identified.
UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	There appears to be some land spare to the north of the Cat and Fiddle Pub which may be under the pubs ownership but is not currently well used which could be explored as an opportunity.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified

Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	All of the units were occupied despite being near Collingwood Drive, Pheasey and Queslett Road local centres and an Asda supermarket.
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	All of the units were occupied despite being near Collingwood Drive, Pheasey and Queslett Road local centres and an Asda supermarket. Some of the units might attract people from outside the local area, such as the fancy dress shop and the picture framing shop. The centre benefited from the many buses travelling along a main road nearby. The public house was slightly detached from the rest of the local centre by Waverley Avenue.
Conclusion (Strong, Stable, At Risk,)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	No change apart from to neaten up the boundary

Beacon Road Local Centre 2015



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The Butts LC28

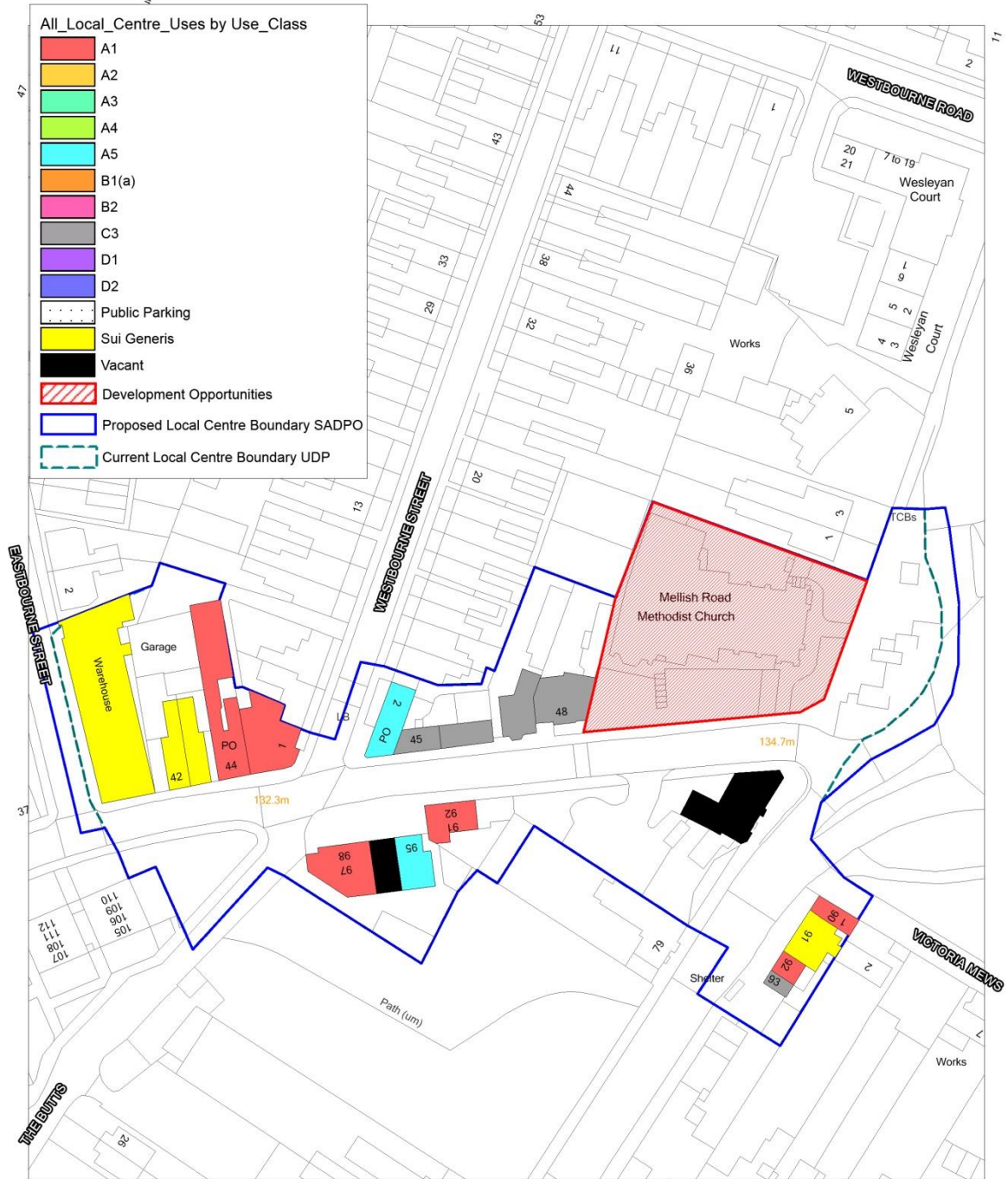
Name of Centre:		The Butts - LC 28	
Survey Carried Out:		13/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	3	16%
	Comparison Shopping (A1)	0	0%
	Other A1	3	16%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	2	11%
Leisure	D2	0	0%
Community	D1	0	0%
Housing	C3	5	26%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	4	21%
Vacant		2	11%
Total		19	
Representation			
Anchor Store(s)	Name	Star Grocery and Convenience Store	
	Floorspace sqm	111 (gross)	
Other Multiple Retailer(s)		Post Office	
Usually Include	Newsagent	✓	
	Post Office	✓	
	Pharmacy	x	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	

	other shop(s) of local significance	Butchers
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		The local centre consisted of a collection of small, independently run businesses. The buildings were generally two-storey terraces with residential uses on upper floors. The centre contained a rather varied mixture of uses for such a small centre.
Community		
List of Facilities (e.g. church, library, community centre)		None
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)		There were no community facilities since the former Mellish Road Methodist Church was demolished.
Accessibility		
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)		There was one bus stop within the local centre on Lichfield Street. At least seventeen different bus routes served this stop seven days a week. The centre is on the main route into Walsall Town Centre so incredibly well served by public transport.
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)		There were footpaths throughout the centre and a pedestrian crossing on Lichfield Street.
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)		There was no evidence of cycle lanes or cycle spaces.

Access by Car (e.g. ease of movement by vehicles into and around the centre)	There are no issues but the retail uses may not be very visible from the busy Lichfield Street direction especially given the vacant sites at the entrance of Butts Road.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There was unmarked on-street parking provision throughout most of the local centre. The level of parking provision was considered to be sufficient when the survey was carried out.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The local centre ran along a quiet road just off the main route from the eastern side of the borough into Walsall Town Centre. The shop frontages were generally well maintained. The eastern end was severed from the rest of the local centre by the busy Lichfield Street. There was also some nearby Open Space. The vacant site of the cleared Methodist Church and the closed pub both in prominent locations make the centre look unappealing from Lichfield Street, the completion of the conversion of the pub to flats should help improve the image of the area. Some of The Butts lies within a conservation area, including the development opportunity and this will need to be considered when proposals come forward.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	The cleared church site is an obvious development opportunity.
UDP Development Opportunity (update on opportunities in the UDP)	The UDP identified the now cleared site of Mellish Road Methodist Church as an opportunity.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	There is one site that has been identified as consider for release industrial land in the SAD, as long as this is occupied it will be protected by DEL2 of BCCS. If the industry does relocate this could become a development opportunity within the centre.

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	The Butts is within a short drive to Walsall Town Centre so this may impact on its ability to attract much further investment in commercial uses than it currently provides.
Any other comments	
Commentary (any other observations/points of note)	None identified
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The convenience store was a key strength in terms of meeting the top-up shopping needs of local residents. Some of the shops such as the butchers could attract visitors from a wider area. There was one vacant unit and the conversion of the closed pub to apartments is yet to be completed. The cleared church site is in a prominent location and therefore it has a negative impact on the appearance of the centre.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	No Change other than to neaten the boundary

The Butts Local Centre 2015



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Name of Centre:	The Butts
Site Reference:	LC28A
Name of Opportunity:	Former Church Corner Butts Road and Lichfield Street
Address:	FORMER METHODIST CHURCH, MELLISH ROAD/LICHFIELD STREET, WALSALL, WS4 2HT
Site Area:	1702sqm
Owner:	
Current Land Use and/or Occupier:	Vacant Site
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Vacant site in a prominent location
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	Corner location with close proximity to a roundabout may make vehicle access difficult but good access from Butts Road. The former pub opposite is being converted to apartments and there is not a strong visual link to the main part of the centre on Butts Road. If the site is developed for a non commercial use this may result in the retail units on Lichfield Street becoming further disjointed to the rest of the centre.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	The UDP identifies this site as an opportunity. The site falls within a conservation area and this will need to be taking into account in any proposal.
Planning Permissions:	N/A since the 09/1521/LB application to demolish the church
Possible uses:	Commercial uses such as convenience retail or a pub if any issues over access could be overcome. The site may be suitable for residential as it is set back from the main road, this may however sever the links between the commercial units on Lichfield street and Butts Road.

Dudley Fields LC29

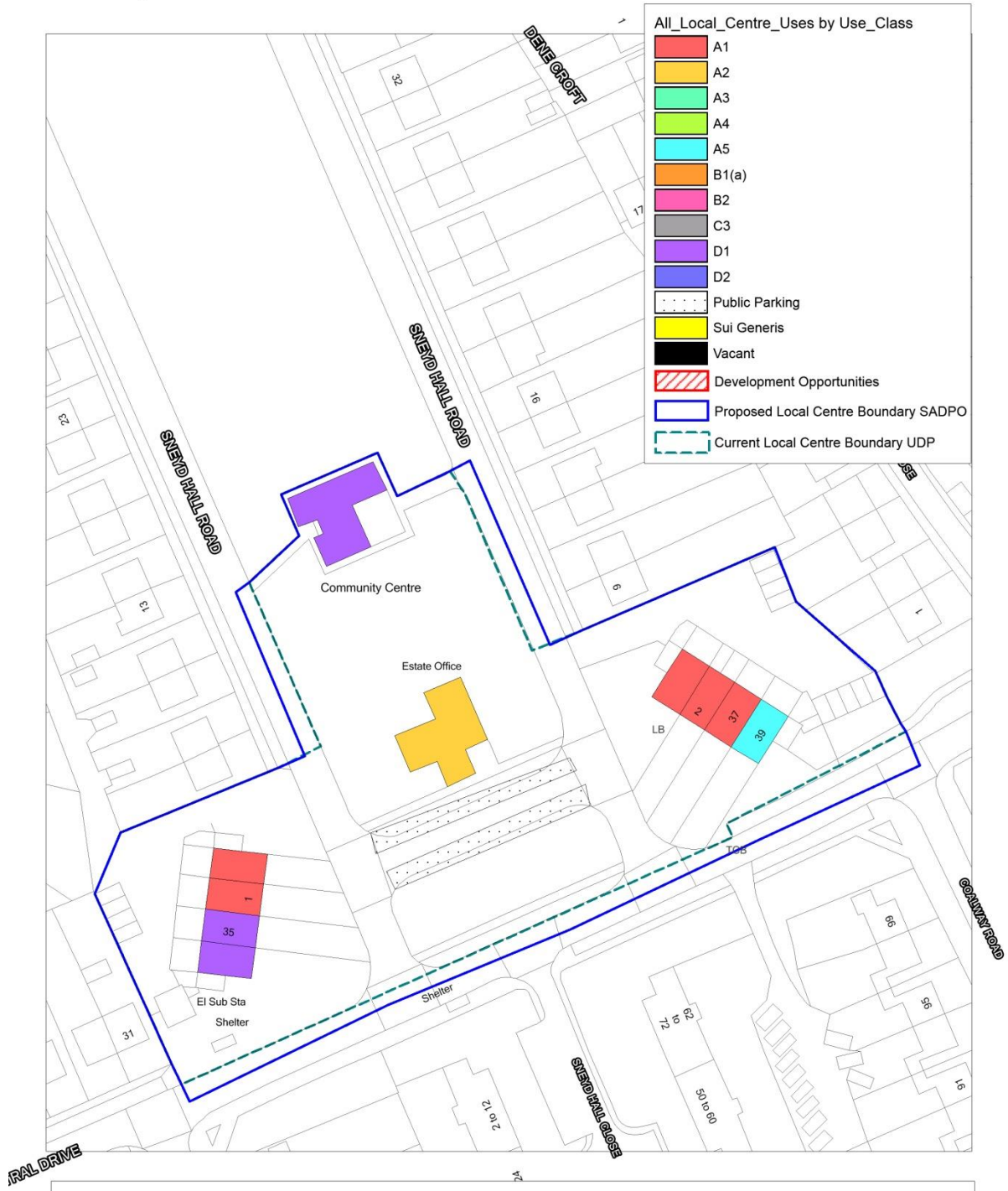
Name of Centre:		Dudley Fields - LC29	
Survey Carried Out:		27/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	3	30%
	Comparison Shopping (A1)	0	0%
	Other A1	1	10%
Service (Offices)	A2 & B1(a)	2	20%
Eating & Drinking	A3 & A4	1	10%
Hot Food Takeaway	A5	1	10%
Leisure	D2	0	0%
Community	D1	2	20%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		0	0%
Total		10	
Representation			
Anchor Store(s)	Name	Co-Op Food Store	
	Floorspace sqm	129 (gross)	
Other Multiple Retailer(s)			
Usually Include	Newsagent	x	
	Post Office	x	
	Pharmacy	x	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	

	other shop(s) of local significance	Butchers
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		The commercial and residential elements of the local centre were housed in two buildings on either side of Sneyd Hall Road with commercial uses on the ground floor and dwellings of the first and second floors. A large piece of open space ran down the middle of the local centre where the community centre and estate office were located.
Community		
List of Facilities (e.g. church, library, community centre)		Community Centre, Estate Office and Residents' Association
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)		The community centre appeared to be used by youth clubs and two offices that provided assistance to local residents. The anchor store served the local community's top-up shopping needs.
Accessibility		
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)		There was one bus station within the local centre and three just outside. The 70 (Walsall - Bloxwich) which runs every 30mins. Just outside the 326 stops (Bloxwich - Bloxwich via Willenhall) runs every 20mins.
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)		The two sets of shops were separated by two roads with on-street car parking and no pedestrian crossings. Crossings could be installed on both roads to improve pedestrian linkages between the two parts of the centre. Wide paved and tarmacked areas in front of the shops. Traffic calming measures on Sneyd Hall Road.

Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	There was no evidence of cycle lanes or cycle spaces.
Access by Car (e.g. ease of movement by vehicles into and around the centre)	No issues indentified.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	On-street parking.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	There were large tarmacked areas in front of both sets of shops, which could be used for additional parking or planting. There is an area Urban Open Space connected to the centre that provides amenity space for the residents.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	There were no clear development opportunities.
UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The estate office could be redeveloped into a more modern permanent building to replace the cabin like office.

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	Centre is not that far from Bloxwich District Centre
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The anchor store was a key strength in terms of meeting the top-up shopping needs of local residents. There were large areas of under-used space in front of the commercial units, which could be used for a variety of purposes. Pedestrian crossings should be introduced to provide better pedestrian links between the two rows of commercial units.
Conclusion (Strong, Stable, At Risk,)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	No change other than to neaten the boundary.

Dudley Fields Local Centre 2015



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Birchills LC30

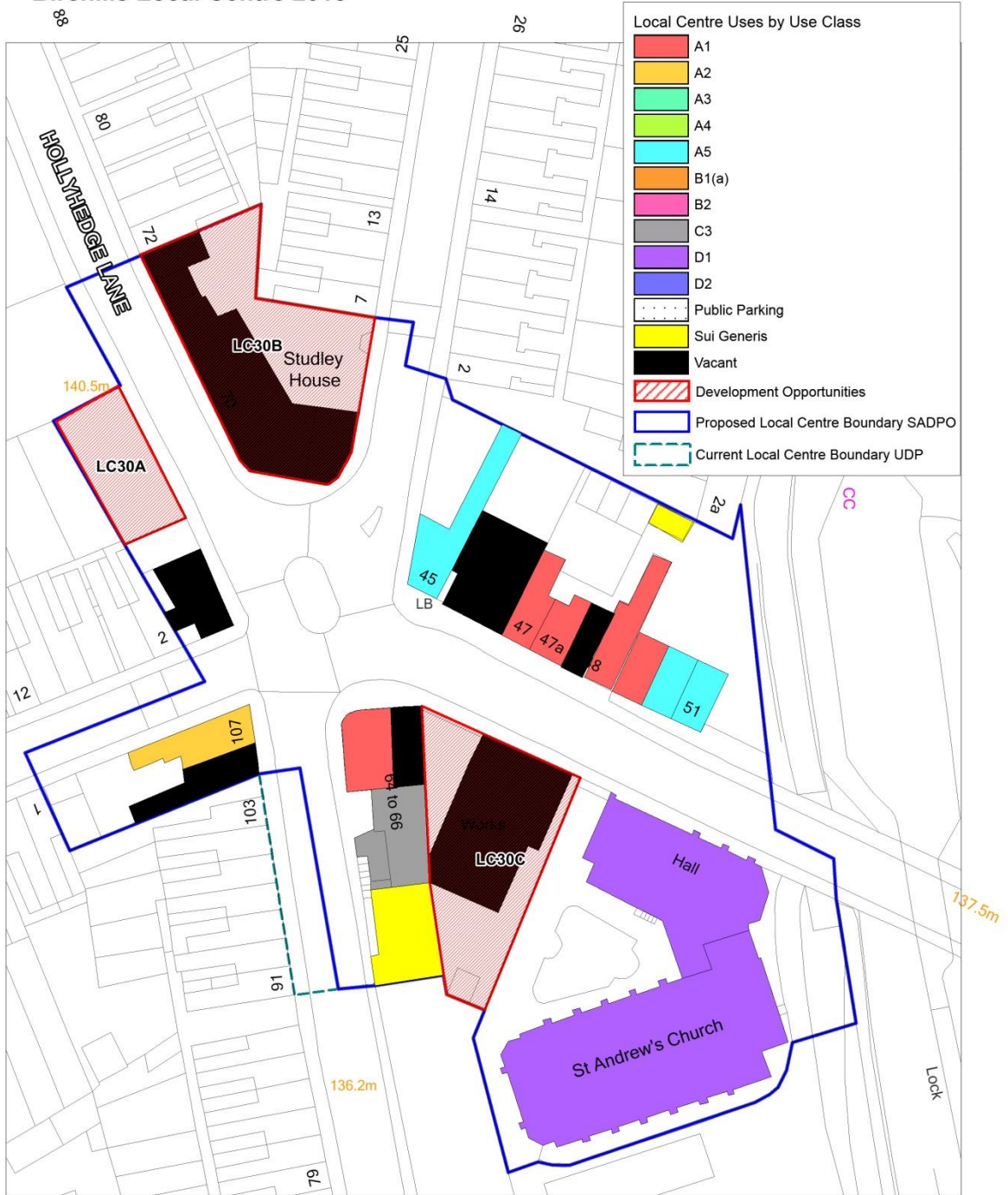
Name of Centre:		Birchills – LC30	
Survey Carried Out:		12/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	3	13%
	Comparison Shopping (A1)	2	8%
	Other A1	0	0%
Service (Offices)	A2 & B1(a)	1	4%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	3	13%
Leisure	D2	0	0%
Community	D1	2	8%
Housing	C3	3	13%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	2	8%
Vacant		8	33%
Total		24	
Representation			
Anchor Store(s)	Name	M and R Brands Supermarkets	
	Floorspace sqm	83 (gross)	
Other Multiple Retailer(s)			
Usually Include	Newsagent	x	
	Post Office	x	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	x	

	other shop(s) of local significance	
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		The local centre was spread along two streets that joined at a wide junction. The largest cluster of commercial premises was along Birchills Street. The buildings were mostly red-brick two-storey terraces with businesses on the ground floor and residential uses above. There were a high number of vacancies and poor quality derelict buildings.
Community		
List of Facilities (e.g. church, library, community centre)		Church and church hall within the centre boundary.
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)		The church hall seemed to be more of a community centre. It was used by variety of non-religious purposes including children's activities, singing classes and for dance classes. Some of the church was however boarded up making it appear unwelcoming.
Accessibility		
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)		There were two bus stops on either side of Hollyhedge Lane served by the 40 and 41 which run every 30mins.
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)		There was one crossing in the local centre. However, the pavements were narrow and a large traffic island in the middle of the local centre had been paved using uneven stones to prevent people crossing at the junction.
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)		There was no evidence of cycle lanes or cycle spaces.

Access by Car (e.g. ease of movement by vehicles into and around the centre)	There was no parking and few places to stop so at busy times the centre could be difficult to access.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There was only unmarked on-street parking provision, which appeared to be sufficient when the site survey was carried out given the nature of the current offer in the centre.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	Aside from 64-66 Hollyhedge Lane (leather supplies office), the rest of the buildings in the local centre were poorly maintained. The church whilst in good condition had the windows boarded up. A large building in the middle of the local centre was empty and the windows had been boarded up. Litter had accumulated on cleared sites. Aside from overgrown grass on cleared sites, there was no vegetation in the local centre. There was some fly tipping evident in areas. There are three locally listed buildings within the centre, the church, the pool club and the industrial building.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	There were several development opportunities in the local centre. These included LC30A a cleared site between 109a Hollyhedge Road and the Vicarage, LC30B 70 Hollyhedge Lane vacant building and LC30C the vacant factory unit next door to the Church Hall on Birchills Street.
UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	Generally most of the buildings in the centre could do with investment.

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There is some considerable housing planned for the surrounding area through the SAD however given the centre proximity to the town centre its questionable how much impact this will have unless the centre can attract some investment soon.
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	The centre is within walking distance from Walsall Town Centre which may draw investment and footfall away from the local centre. This may also reduce the type of uses the Council would want to see in the centre such as leisure as this may be more appropriate directed towards Walsall town centre.
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The centre was suffering from a neglected built environment. There were two large vacant buildings one of which was in a prominent position. Although there were a number of development opportunities, there may not be the demand to support more commercial units.
Conclusion (Strong, Stable, At Risk)	At Risk
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	No change other than to neaten the boundary.

Birchills Local Centre 2015



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Name of Centre:	Birchills
Site Reference:	LC20A
Name of Opportunity:	Cleared site between 109a Hollyhedge Road and the Vicarage (could also include 109 and 109a with are vacant)
Address:	LAND BETWEEN 109A AND 119 HOLLYHEDGE LANE.
Site Area:	325sqm (Including the two vacant buildings 109 and 109a)
Owner:	
Current Land Use and/or Occupier:	Vacant land and vacant pool hall (vacant properties No. 109 and 109a)
Marketed By:	
Site characteristics: Including anything that might affect development prospects	The Pool club is locally listed.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	There may be a need for car parking to be provided as the centre currently only has on street parking.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	The Pool club is locally listed although in poor condition now this will be a consideration when looking to redevelop the site.
Planning Permissions:	09/1113/FL -70 HOLLYHEDGE LANE AND LAND BETWEEN 109A AND 119 HOLLYHEDGE LANE had permission for change of use to food retail; shop front and other elevations alterations; provision of car park but this has no expired. This site was proposed for car parking to support the retail development opposite. 06/0469/FL/W3 - lapsed permission for erection of 12 apartments: included this site and 70 Hollyhedge Lane
Possible uses:	Car parking to support the development opportunity opposite

Name of Centre:	Birchills
Site Reference:	LC20B
Name of Opportunity:	70 Hollyhedge Lane
Address:	70 Hollyhedge Lane, Walsall, WS2 8PZ
Site Area:	672sqm
Owner:	
Current Land Use and/or Occupier:	Vacant building
Marketed By:	
Site characteristics: Including anything that might affect development prospects	The building is in a very prominent location and while rundown it is a style in keeping with the surrounding area so redevelopment of the building would be the first priority.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	There may be a need for car parking to be provided as the centre currently only has on street parking. The use of the site opposite for parking may need to be explored as part of the redevelopment of this site.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	None identified
Planning Permissions:	09/1113/FL -70 HOLLYHEDGE LANE AND LAND BETWEEN 109A AND 119 HOLLYHEDGE LANE had permission for change of use to food retail; shop front and other elevations alterations; provision of car park but this has now expired. This site opposite (Development Opportunity LC20A) was proposed for car parking to support the development on this site. 06/0469/FL/W3 - lapsed permission for erection of 12 apartments: included land rear of 109A and 70 Hollyhedge Lane (Development opportunities A and B)
Possible uses:	Retail - although the centre already has two convenience stalls and other vacant uses. A community use or medical use would be supported. Residential may be supported.

Name of Centre:	Birchills
Site Reference:	LC30C
Name of Opportunity:	43-44 BIRCHILLS STREET
Address:	43-44 BIRCHILLS STREET WS2 8NG
Site Area:	541sqm
Owner:	
Current Land Use and/or Occupier:	Vacant building
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Vacant building next to the church which is locally listed.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	There may be a need for car parking to be provided as the centre currently only has on street parking.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	Identified as Consider for Release employment site in ELR/ SAD (part of IN35.1), protected by DEL2 of the BCCS whilst there is operational industry but if the site is vacant it can be redeveloped for a n alternative use.
Planning Permissions:	05/2020/FL/W5 - ERECTION OF 8 DWELLINGS ABOVE 3 GROUND FLOOR RETAIL UNITS WITH AMENITY AND PARKING SPACE
Possible uses:	Retail, although the centre already has two convenience stalls and other vacant units. A community use or medical use would be supported. An application for residential has been given permission previously and would be supported again in principle.

South Mossley LC31

Name of Centre:		South Mossley - LC31	
Survey Carried Out:		27/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	4	44%
	Comparison Shopping (A1)	1	11%
	Other A1	0	0%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	1	11%
Leisure	D2	0	0%
Community	D1	1	11%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		3	33%
Total		9	
Representation			
Anchor Store(s)	Name	Nisa Local & Post Office	
	Floorspace sqm	256 (gross)	
Other Multiple Retailer(s)			
Usually Include	Newsagent	x	
	Post Office	✓	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	x	

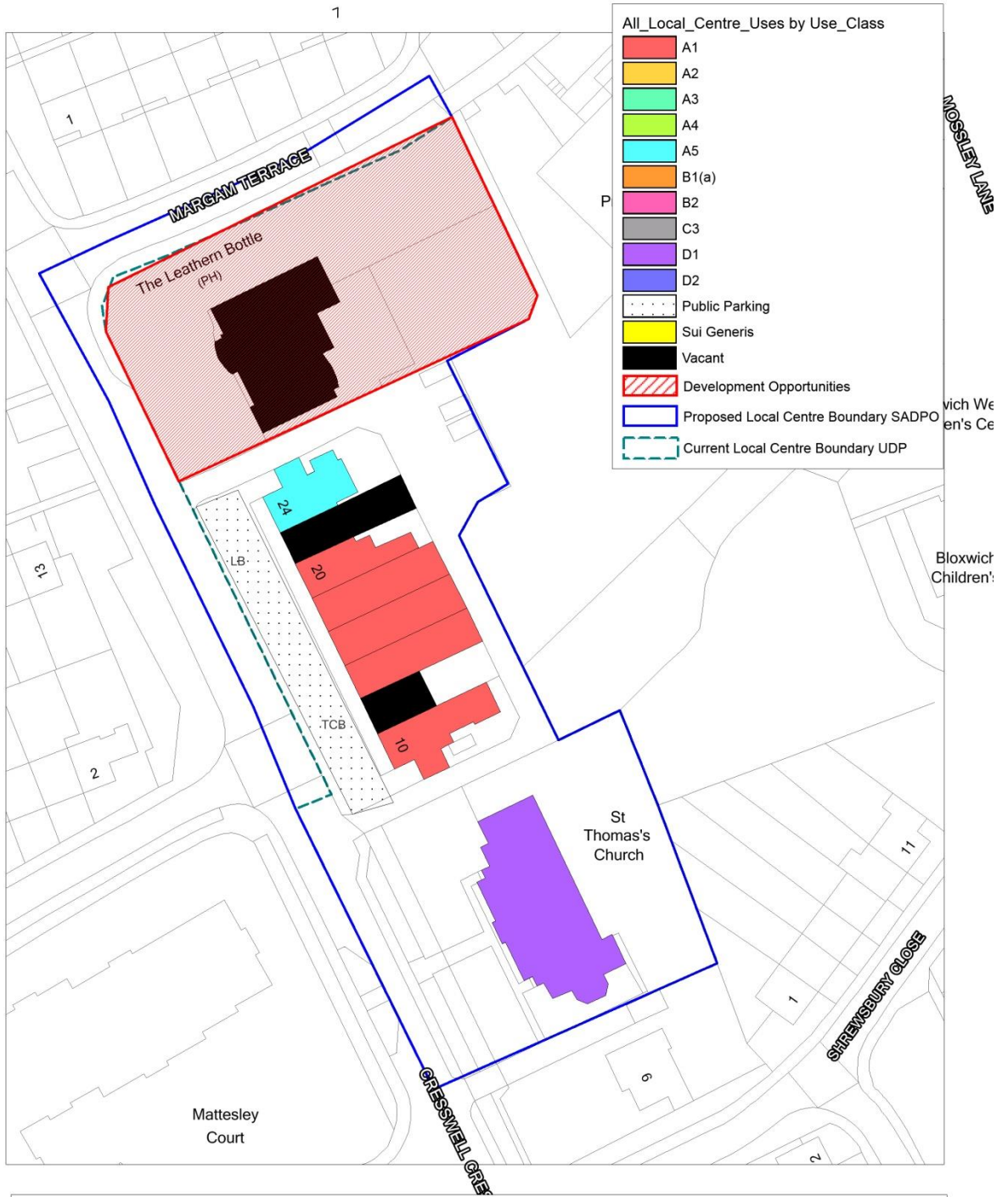
	other shop(s) of local significance	
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		The local centre comprised a row of three buildings. The majority of commercial units were housed in a three-storey building with residential above. At one end of the local centre there was a vacant public house called The Leathern Bottle and at the other end was St. Thomas' Church.
Community		
List of Facilities (e.g. church, library, community centre)		St. Thomas' Church
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)		As well as being a place of worship, St. Thomas' Church housed a number of activities including Rainbows, Brownies, Guides and Karate clubs.
Accessibility		
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)		There were two bus stops in the local centre. Both are served by the 301 (Walsall - Mossley via Leamore, Bloxwich), which ran every five to ten minutes seven days a week.
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)		There was a very wide and partially sheltered walkway in front of most of the commercial units. There were no pedestrian crossings in the local centre.
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)		There was no evidence of cycle lanes or cycle spaces.

Access by Car (e.g. ease of movement by vehicles into and around the centre)	No issues indentified.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There was on-street parking for twenty-two cars and additional parking in the vacant Leathern Bottle site.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The built environment was poor, with boarded up windows on the vacant public house. Aside from the enclosed area in front of the church, there was no vegetation.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	The vacant pub is an opportunity. The site has permission for the demolition of existing public house and erection of a two and three storey structure to include residential, retail and a public house. If this permission is implemented it could revive the centre.
UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The shopping precinct is in need of investment to modernise the centre and improve the visual amenity. Some of the shop fronts have recently been altered to infill the covered area in order to address anti-social behaviour

Any other comments	
Commentary (any other observations/points of note)	No further comments
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The anchor store was a key strength in terms of meeting the top-up shopping needs of local residents. The vacant pub brings the centre down in terms of appearance.
Conclusion (Strong, Stable, At Risk)	At Risk
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	No Change other than to neaten the boundary

South Mossley Local Centre 2015

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Name of Centre:	South Mossley
Site Reference:	LC31A
Name of Opportunity:	The Leathern Bottle
Address:	Cresswell Cresent, Cresswell Crescent
Site Area:	2153sqm
Owner:	
Current Land Use and/or Occupier:	Vacant pub
Marketed By:	
Site characteristics: Including anything that might affect development prospects	Vacant pub with space at front and rear.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	No issues identified
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	No issues identified
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	No issues identified
Planning Permissions:	11/1594/FL- demolition of pub and erection of a two and three storey structure to include residential, retail, public house and associated facilities and parking.
Possible uses:	Mixed use as identified in the application

Brackendale LC32

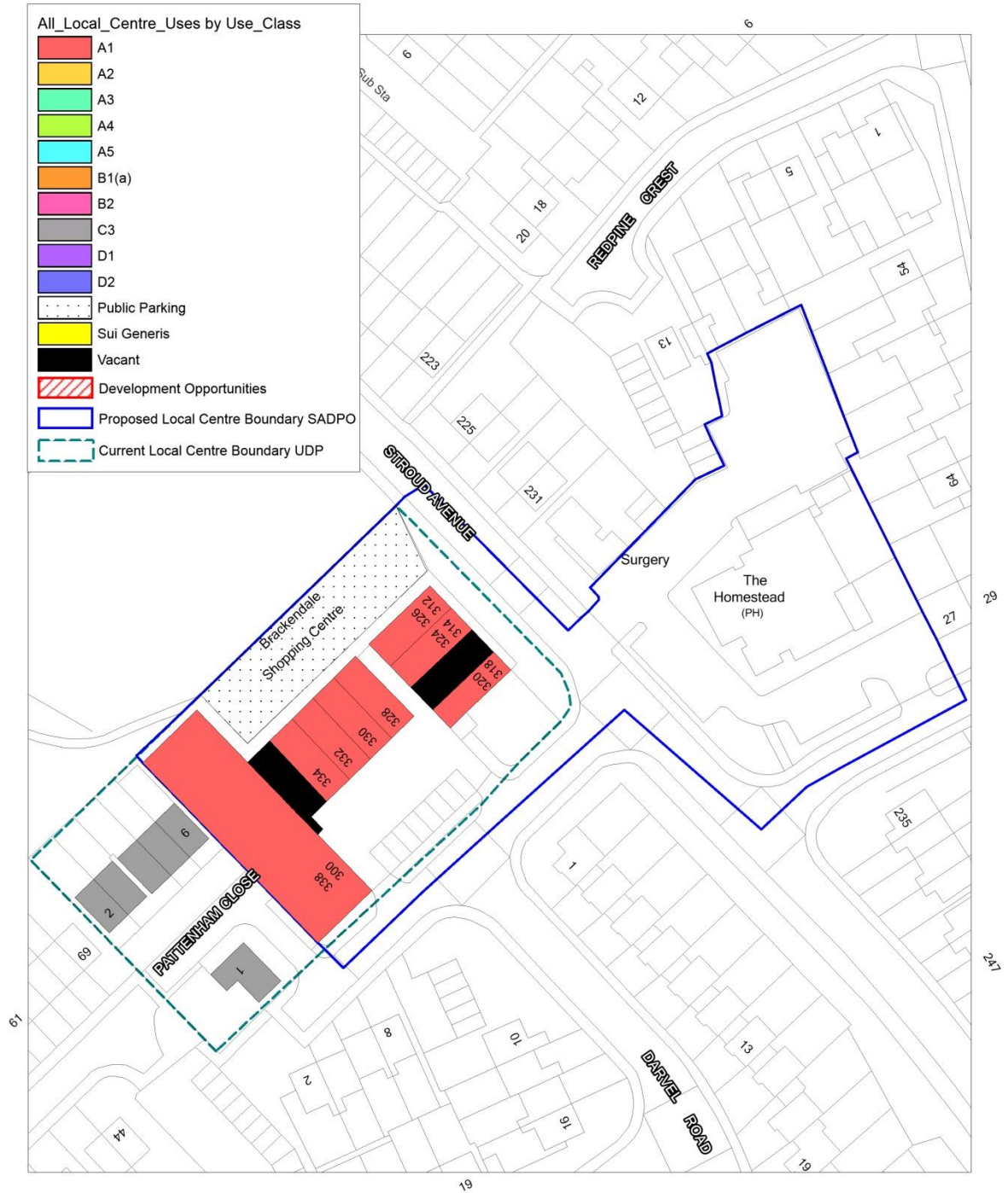
Name of Centre:		Brackendale - LC32	
Survey Carried Out:		25/09/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	4	22%
	Comparison Shopping (A1)	5	28%
	Other A1	1	6%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	0	0%
Leisure	D2	0	0%
Community	D1	0	0%
Housing	C3	6	33%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		2	11%
Total		18	
Representation			
Anchor Store(s)	Name	Nisa	
	Floorspace sqm	178 (gross)	
Other Multiple Retailer(s)		Cash for Clothes	
Usually Include	Newsagent	x	
	Post Office	x	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	x	
	Hairdresser	✓	

	other shop(s) of local significance	
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		The local centre consisted of a small shopping centre with commercial units on the ground floor and residential uses on the first floor. There was some newer residential units behind the retail offer.
Community		
List of Facilities (e.g. church, library, community centre)		None
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)		There were no community facilities in the local centre. However, Stroud Avenue Family Centre was just outside the local centre and there is a local pub.
Accessibility		
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)		There were two bus stops just outside the local centre. These were served by the 9, 333x, 40 and 41. 9 (Walsall - Lodge Farm via Darlaston) goes every 20mins in the day. 40 (West Bromwich 0 Wednesbury via Willenhall) goes every 12 mins then every 30mins in the evening and at weekends), 41 Walsall - Willenhall via New Invention) goes every 30mins in the day.
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)		There were wide and sheltered pavements throughout the local centre. There was one pedestrian crossing on Stroud Avenue.
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)		There was no evidence of cycle lanes or cycle spaces.

Access by Car (e.g. ease of movement by vehicles into and around the centre)	No issues indentified.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	Thirty parking spaces were provided, including three disabled spaces. .
Environmental Quality	
Commentary (observations of state of built/ natural environment)	Some of the buildings are dated and poorly maintained. Shutters were down on the vacant units.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	There were no clear development opportunities.
UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	Brackendale would benefit from redevelopment. One of the vacant units was in very poor condition and the centre looked dated.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified

Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The anchor store was a key strength in terms of meeting the top-up shopping needs of local residents. The local centre appeared to be performing poorly and this was reflected in the number of vacant units and poor environment.
Conclusion (Strong, Stable, At Risk)	At Risk
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	The housing development on Darvel Mews could be taken out of the local centre boundary. The Homestead PH opposite should be included in the local centre boundary

Brackendale Local Centre 2015



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Buxton Road Bloxwich LC33

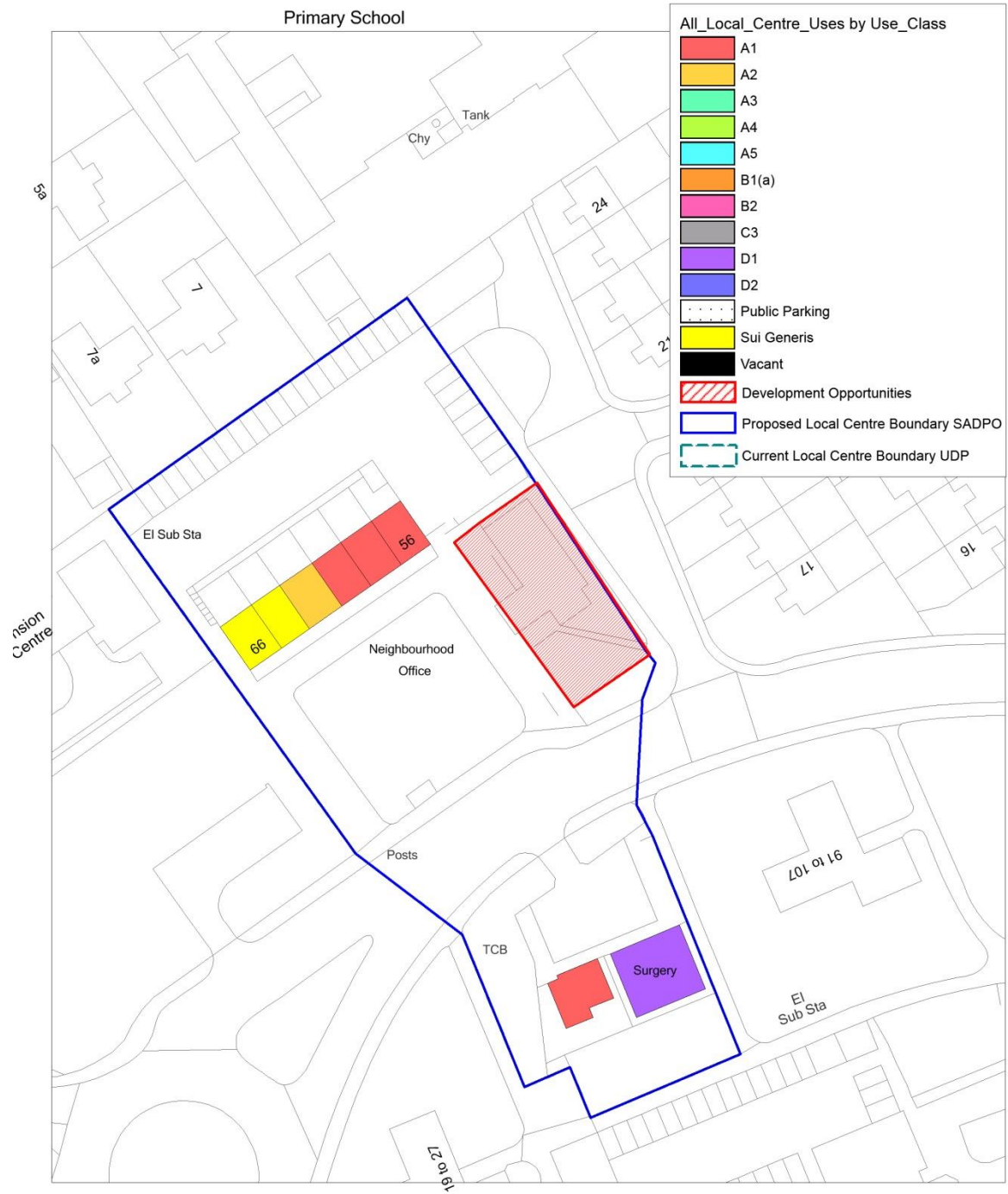
Name of Centre:		Buxton - LC33	
Survey Carried Out:		27/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	2	25%
	Comparison Shopping (A1)	1	12.5%
	Other A1	1	12.5%
Service (Offices)	A2 & B1(a)	1	12.5%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	0	0%
Leisure	D2	0	0%
Community	D1	1	12.5%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	2	25%
Vacant		0	0%
Total		8	
Representation			
Anchor Store(s)	Name	Premier	
	Floorspace sqm	93 (gross)	
Other Multiple Retailer(s)			
Usually Include	Newsagent	x	
	Post Office	x	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	x	
	Hairdresser	✓	

	other shop(s) of local significance	
<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre consisted of a row of commercial units with flats on the first and second floors. This building was set back a long way from Buxton Road with a grassed area and large trees in between. There was a small health centre and pharmacy in separate buildings on the opposite side of Buxton Road.</p>	
Community		
<p>List of Facilities (e.g. church, library, community centre)</p>	Health Centre	
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The former neighbourhood office site is now clear. Holy Ascension Church Centre is located nearby but outside of the centre. There is no direct vehicle or pedestrian link between the church and the centre. The church has planning permission (granted August 2014) to be redeveloped; however the approved plans retain the existing access arrangement from the west, i.e. on the opposite side to the local centre.</p>	
Accessibility		
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There were two bus stops within the local centre served by 302 (Walsall - Lower Farm via Bloxwich) which runs every 12 minutes.</p>	
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There was a wide pavement in front of the parade of shops. There was no pedestrian crossing in the local centre but there was one nearby. Considering the position of this crossing and the location of the primary school behind the parade of shops, a pedestrian crossing was needed in the local centre.</p>	
<p>Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)</p>	<p>There was no evidence of cycle lanes or cycle spaces.</p>	

Access by Car (e.g. ease of movement by vehicles into and around the centre)	The area currently suffers congestion at school opening/ closing times because of the lack of parking and turning space.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	Ten on-street parking spaces at the rear of the former neighbourhood office.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The former neighbourhood office cleared site impacted on the visual amenity of the centre.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	The former neighbourhood office cleared site could be redeveloped. This could give the opportunity to provide public parking within the centre.
UDP Development Opportunity (update on opportunities in the UDP)	None identified
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	Connections could be improved between any new development at Wiggin House and the church with the local centre.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	There is planning permission for 6 dwellings on the site of Wiggin House. There might be scope to provide pedestrian (and possibly vehicle) connections between the church, Wiggin House and the centre to improve the attractiveness of the centre and improve parking for all these sites.

<p>Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)</p>	<p>None identified</p>
<p>Any other comments</p>	
<p>Commentary (any other observations/points of note)</p>	<p>No further comments</p>
<p>Summary</p>	
<p>Commentary (summary including strengths/ weaknesses/ opportunities/ threats)</p>	<p>There were no vacancies when the survey was carried out even though footfall seemed low. Redeveloping the former neighbourhood office site could bring more life into the centre although the site may have limited potential due to size. Providing a new pedestrian crossing or moving the existing pedestrian crossing on Buxton Road into the middle of the local centre would improve the relationship between the buildings in the centre and encouraged linked trips.</p>
<p>Conclusion (At Risk, Stable,Strong)</p>	<p>Stable</p>
<p>Recommendation</p>	
<p>Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)</p>	<p>No change</p>

Buxton Road Bloxwich Local Centre 2015



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Name of Centre:	Buxton Road
Site Reference:	LC33A
Name of Opportunity:	Former neighbourhoods office.
Address:	FORMER BLOXWICH NORTH NEIGHBOURHOOD OFFICE, BUXTON ROAD, WS3 3QJ
Site Area:	502sqm
Owner:	Walsall Council
Current Land Use and/or Occupier:	Cleared site
Marketed By:	Council to dispose
Site characteristics: Including anything that might affect development prospects	The site has been cleared for some time and there are some established trees.
Accessibility: to the site and any issues around car parking for new uses. Also include details about how the site links to the rest of the centre.	There is some car parking to the right of the site. The site is well linked to the rest of the centre.
Constraints: e.g. air pollution, flood risk, contamination, ground stability & presence of services (e.g. gas pipeline under site).	None identified
Current Planning Policy: Including Walsall UDP allocations where relevant, Including Conservation Areas, protected trees, etc.	None identified
Planning Permissions:	N/A
Possible uses:	Community use. Retail if demand could be demonstrated as a speculative new build with no end user may damage the centre by remaining unused.

Woodlands LC34

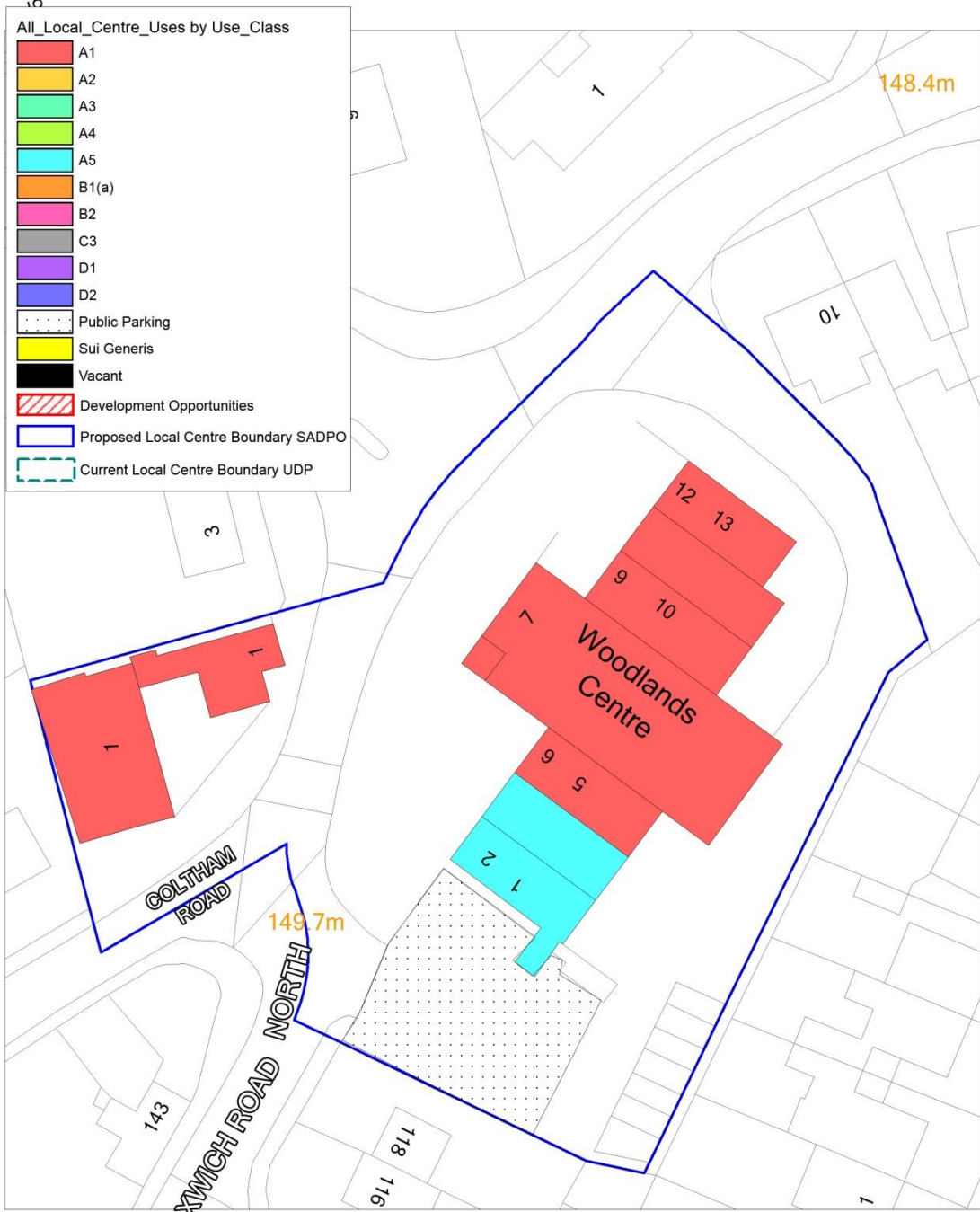
Name of Centre:		Woodlands - LC34	
Survey Carried Out:		25/09/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	2	22%
	Comparison Shopping (A1)	0	0%
	Other A1	5	56%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	2	22%
Leisure	D2	0	0%
Community	D1	0	0%
Housing	C3	0	0%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		0	0%
Total		9	
Representation			
Anchor Store(s)	Name	Co-op Food Store	
	Floorspace sqm	390 (gross)	
Other Multiple Retailer(s)			
Usually Include	Newsagent	x	
	Post Office	x	
	Pharmacy	x	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	

	other shop(s) of local significance	
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		The Woodlands Centre included a fairly modern block of shops with flats above and a basement storey visible at the rear only. The flats were accessed from a roof terrace at the rear. There were two further commercial units on the corner of Coltham Road and Pooles Lane.
Community		
List of Facilities (e.g. church, library, community centre)		None. There was a dentist on a nearby road outside of the centre.
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)		The anchor store served the local community's top-up shopping needs and provided a cash machine.
Accessibility		
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)		Bus services 41 (Walsall - Willenhall) and 69 (Walsall - Wolverhampton) each run every 30 minutes during the day on weekdays
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)		A single pedestrian crossing on Wood Lane linked the two parts of the local centre. There was a large expanse of pavement along the shop frontages in the Woodlands Centre. The road is very busy.
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)		No evidence of cycle lanes or cycle spaces.

Access by Car (e.g. ease of movement by vehicles into and around the centre)	Busy road and position on road may make it difficult to access the centre car parking from Coltham Road.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There were approximately twenty spaces to the rear of the Woodlands Centre. Car parking provision was not designated for shoppers or residents.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The buildings were generally well maintained and the pavements were litter-free. There was a lack of natural vegetation.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	There were no clear development opportunities.
UDP Development Opportunity (update on opportunities in the UDP)	The UDP identified the Woodland Centre itself as a redevelopment opportunity but given its current occupancy this may no longer be necessary.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	Woodlands Centre could be redeveloped to provide a more modern shopping facility.

Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	None identified
Any other comments	
Commentary (any other observations/points of note)	No further comments
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The buildings were well maintained. There was an opportunity to provide greater visual interest along the front of the Woodlands Centre. There is need to address the lack of bus service in the area.
Conclusion (Strong, Stable, At Risk)	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	No change

Woodlands Local Centre 2015



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Spring Lane Shelfield LC35

Name of Centre:		Spring Lane, Shelfield - LC35	
Survey Carried Out:		13/11/2014	
Uses in Centre		Number of Units	Percentage
Retail	Convenience Shopping (A1)	1	4%
	Comparison Shopping (A1)	2	8%
	Other A1	1	4%
Service (Offices)	A2 & B1(a)	0	0%
Eating & Drinking	A3 & A4	0	0%
Hot Food Takeaway	A5	3	13%
Leisure	D2	0	0%
Community	D1	0	0%
Housing	C3	13	54%
Other	C1, C2, B1(b&c), B2, B8 & Sui Generis	0	0%
Vacant		4	17%
Total		24	
Representation			
Anchor Store(s)	Name	Nisa	
	Floorspace sqm	257 (gross)	
Other Multiple Retailer(s)		None	
Usually Include	Newsagent	x	
	Post Office	x	
	Pharmacy	✓	
Occasionally Include	Hot food takeaway	✓	
	Hairdresser	✓	
	other shop(s) of local significance		

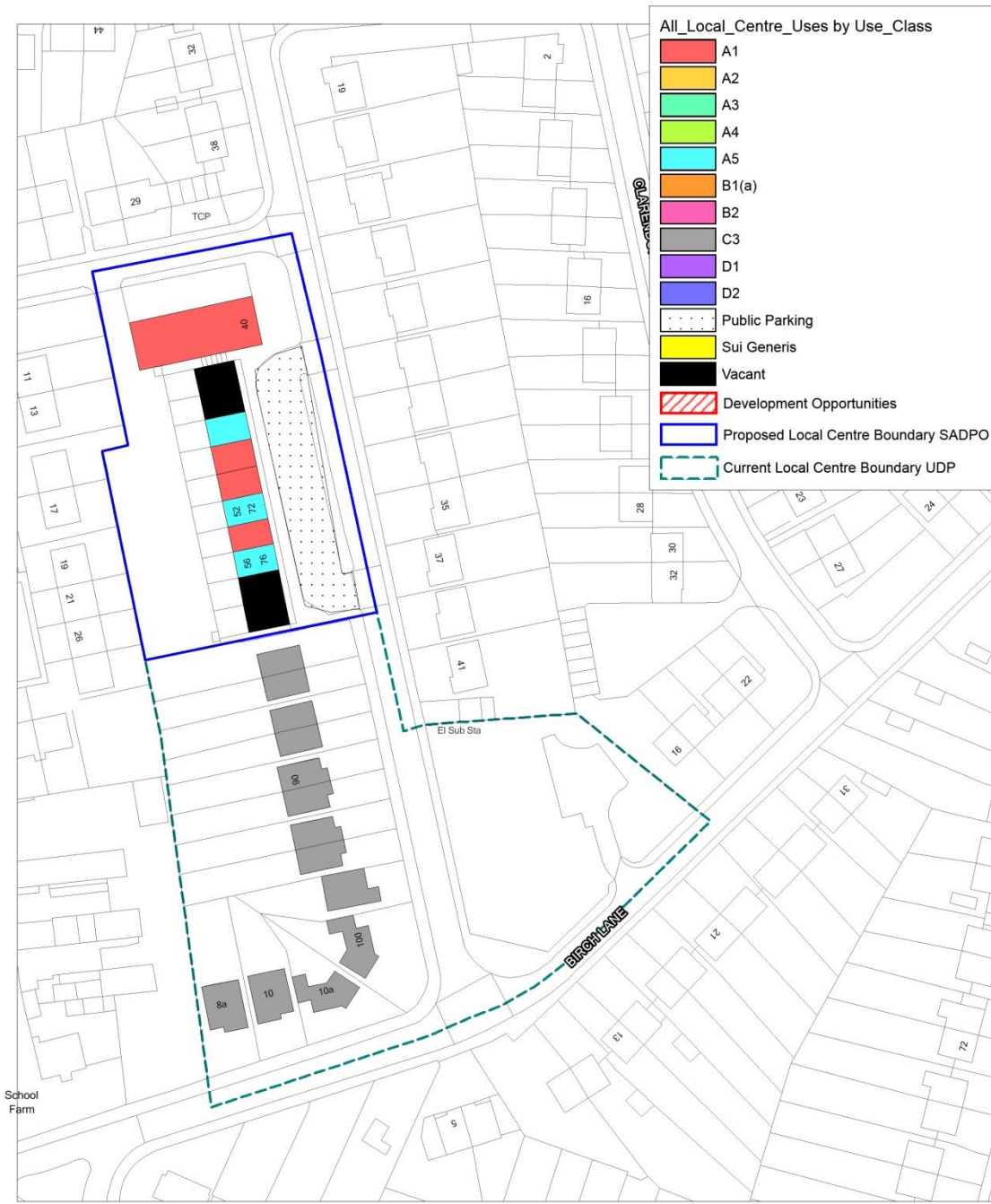
<p>Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)</p>	<p>The local centre consisted of a single row of shops with residential uses on the two floors above. New housing lay adjacent to the southern end of the shops. On the opposite side of the road there was a cleared site with planning permission for housing.</p>
Community	
<p>List of Facilities (e.g. church, library, community centre)</p>	<p>None</p>
<p>Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)</p>	<p>The centre's importance to the local community had diminished with the loss of the public house and library.</p>
Accessibility	
<p>Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)</p>	<p>There were no bus stops in the local centre. The nearest bus services were in Field Lane or Broad Lane approximately 400m away. This was the only local centre surveyed in Walsall where there were no bus services in or near the local centre.</p>
<p>Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)</p>	<p>There were pavements throughout the local centre but no pedestrian crossing. The roads in and around the centre were quiet when the survey was carried out.</p>

Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	There was no evidence of cycle lanes or cycle spaces.
Access by Car (e.g. ease of movement by vehicles into and around the centre)	No issues identified.
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	There were fifteen parking spaces along a side road at the front of the row of shops.
Environmental Quality	
Commentary (observations of state of built/ natural environment)	The local centre was uninviting with no soft landscaping and many of the shutters were pulled down.
Development Opportunities	
Potential Sites for Allocation in SAD (See separate proforma's)	The housing on the old library site had not materialised and permission for a time extension was granted in 2013. However, the centre may have reached its capacity in terms of its provision of centre uses given the demolition of the library and public house, the proportion of units that were vacant and its proximity to Sheffield local centre.

UDP Development Opportunity (update on opportunities in the UDP)	None identified.
Opportunities for redevelopment/investment in the centre (e.g. buildings that need investment, public realm improvements)	The shopping precinct would benefit from redevelopment and investment.
Surrounding Area	
Future developments (Is there any significant housing or other development proposed within the nearby area that will support the centre?)	None identified
Competition (is there any existing or proposed development that draws or could draw away investment and footfall from the centre?)	Shelfield Local Centre is within walking distance to some of the local community who would be in Spring Lane's catchment area.
Any other comments	
Commentary (any other observations/points of note)	No further comments

Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	The anchor store was a key strength in terms of meeting the top-up shopping needs of local residents. The level of parking provision was another strength. The local centre had reduced in size in recent times and there were no community facilities left. There was a high level of vacancies for the size of the centre. The public house and library had been demolished to provide land for housing. There was no public transport access to the local centre.
Conclusion (Strong, Stable, At Risk)	At risk
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	No change to the hierarchy even though the centre is a lot smaller, as it is considered to still perform a key role for the surrounding community but the boundaries should be redrawn to omit the new housing development adjacent to the row of commercial units.

Spring Lane Local Centre 2015



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4. Next Steps

The proposed changes to the local centres boundaries and the development opportunities identified in this study have been consulted on as part of the Site Allocation Document (SAD). No objections were raised to the proposed boundary changes, the new local centre identified or the allocated development opportunities through any of the four stages of consultation on the SAD. The publication version of the SAD will be submitted for independent examination and once adopted it will supersede the relevant policies and proposals of Walsall 2005 UDP.