

# **Walsall Town Centre Area Action Plan Examination**

## **MAIN MATTERS, ISSUES AND QUESTIONS WITH DRAFT HEARINGS PROGRAMME**

Inspector – Jameson Bridgwater PGDipTP MRTPI

Hearings commencing Monday 16 October 2017 – 10:00

To be held within: Committee Room 2 of Walsall Council  
Offices, Civic Centre, Walsall WS1 1TP

This programme should be read in conjunction with  
the Inspector's Briefing Note

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**Web: [http://www.walsall.gov.uk/walsall\\_town\\_centre\\_area\\_action\\_plan\\_examination](http://www.walsall.gov.uk/walsall_town_centre_area_action_plan_examination)**

*The Examination Library is managed by the Programme Officer and contains all submission documents, representations and information relating to the examination. It will be updated as further documents are submitted. Documents can be downloaded from the examination website. In the run-up to the examination paper copies can be made available on request at The First Stop Shop, Walsall Council, Civic Centre, Darwall*

*Street, Walsall. WS1 1EU (08.45 to 17.15 Mon – Thurs and 08.45 to 16.45 Fri). Paper copies of the library documents will be made available to view during the examination.*

## **TIMETABLE**

*The Main Matters (MM) are set out in detail below.*

### **Day 1 - 16 October 2017 - Legal and Procedural requirements then Shopping and Transport**

**10:00 – Inspector’s Opening Statement**

**10:10 – Council’s Opening Statement**

**10:30 – MM1, MM2, MM3 and MM7**

**13.00 – Lunch Break**

**14:00 – MM3 and MM7**

**17:00 – Close**

**Participants** - Walsall Metropolitan Borough Council & TBC

### **Day 2 - 17 October 2017 – Business and Investment Policies**

**10:00 – MM4 & MM8**

**13.00 – Lunch Break**

**14:00 – MM4 & MM8**

**17:00 – Close**

**Participants** - Walsall Metropolitan Borough Council & TBC

### **Day 3 - 18 October 2017 – Leisure and Living Policies and Other matters**

**10:00 – MM5, MM6 and Other matters**

**13.00 – Lunch Break**

**14:00 – MM5, MM6 and Other matters**

**17:00 – Close**

**Participants** - Walsall Metropolitan Borough Council & TBC

Timings are indicative only.

## **MAIN MATTERS, ISSUES AND QUESTIONS (MIQs)**

### Abbreviations

BCCS – Black Country Core Strategy  
AAP – Walsall Town Centre Area Action Plan  
SAD – Walsall Site Allocation Document  
NPPF – National Planning Policy Framework

### **Main Matter 1 – An Overview of the Soundness of the Walsall Area Action Plan**

#### **Duty to Cooperate**

Has the AAP been prepared in accordance with the Duty to Cooperate and is it based on effective joint working with adjacent local planning authorities and other prescribed bodies on any relevant cross boundary strategic priorities including:

- **Natural England**, with regard to Sustainability Appraisal and Habitat Regulations Assessment and the impact of proposed development on protected sites within the Borough; and
- **Historic England** with regard to the impact of proposed development on historic environment features.

What mechanisms will be put in place to ensure that there is future cooperation in relation to cross boundary issues?

#### **Legal Requirements**

Does the AAP meet all of the other legal requirements, specifically?

- Does the content and timescale for preparation of the AAP accord with the latest version of the Local Development Scheme?
- Has the AAP had regard to the BCCS?
- Has the AAP consultation complied with the Statement of Community Involvement and public consultation requirements in the Town and Country Planning (Local Plan) (England) Regulations 2012?
- Has the AAP been subject to a Sustainability Appraisal (SA) and have the requirements for Strategic Environmental Assessment been met? Is it clear how the SA influenced the final plan and dealt with mitigation measures?

- Have the requirements for appropriate assessment under the Habitats Regulations been met? Have the results of the Habitats Regulations Assessment been carried forward in the AAP?
- Has the preparation of the AAP complied with the Town and Country Planning (Local Plan) (England) Regulations 2012?
- Does the policies map correctly illustrate geographically the application of policies in the AAP?

### **Consistent with National Policy**

Does the AAP accord with national policy for plan making in the NPPF, specifically:

- Does the AAP contribute to the achievement of the three dimensions of sustainable development – economic, social and environmental?
- Has it been positively prepared and is it 'aspirational but realistic'? (paragraph 154 of the NPPF)
- Is the AAP clearly justified as an 'additional development plan document'? (paragraph 153 of the NPPF)
- Is the AAP consistent with the NPPF in all other respects? Or if not, what is the justification for any inconsistency?

### **Main Matter 2 – The Context for the AAP**

Is the AAP based on a sound assessment of the socioeconomic and environmental characteristics of the borough and its relationship with adjacent local planning authority areas?

Are the vision and development objectives for the AAP appropriate and deliverable and are they justified by the evidence?

Does the AAP take account of other relevant plans and strategies for the Borough?

### **Main Matter 3 – Shopping Policies (AAPS1 to AAPS3)**

Are the Shopping Policies in the AAP justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Are the retail areas properly defined, do they positively promote the spatial vision and objectives for Walsall and are the expectations for growth justified and deliverable?

### **Main Matter 4 – Business Policies (AAPB1 to AAPB3)**

Are the Business Policies in the AAP justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Are the business areas properly defined, do they positively promote the spatial vision and objectives for Walsall and are the expectations for growth justified and deliverable?

#### **Main Matter 5 – Leisure Policies (AAPLE1 to AAPLE4)**

Are the Leisure Policies in the AAP justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Will the Leisure Policies in the AAP be effective and positively promote the spatial vision and objectives for Walsall?

#### **Main Matter 6 – Living Policies (AAPLV1 to AAPLV8)**

Are the Living Policies in the AAP justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Do the Housing Policies of the AAP show how they will contribute to the achievement of the housing requirement of the BCCS (11973 dwellings net) and its timescale for delivery?

Are the AAP Policies relating to heritage and conservation justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Are the AAP Policies relating to design and public realm justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Are the AAP Policies relating to environmental and social infrastructure justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

#### **Main Matter 7 – Transport, Movement and Accessibility Policies**

Are the Transport, Movement and Accessibility Policies in the AAP justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Do the Transport, Movement and Accessibility Policies positively promote the spatial vision and objectives for Walsall and are they justified and deliverable?

Will the Transport, Movement and Accessibility Policies in the AAP be effective?

#### **Main Matter 8 – Investment Policies**

Are the Investment Policies in the AAP justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Are the Investment and development areas properly defined, do they positively promote the spatial vision and objectives for Walsall and are the expectations for growth justified and deliverable?

Do the Investment and development areas in the AAP provide sufficient flexibility for changes in demand, and do they enable development to be brought forward if market conditions change?

**Other matters**

Is this AAP realistic and deliverable in light of the comments of the Coal Authority in relation mining legacy and the Boroughs specific ground conditions?

Can the Council set out their monitoring and review processes for the AAP?

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