Walsall Town Centre Area Action Plan Schedule of Main Examination Modifications February 2018

Walsall Town Centre Area Action Plan (AAP) is being examined by an independent Inspector, whose role is to assess whether the Plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements and whether it is sound.

As part of the examination process the Inspector has identified a number of Main Modifications that are considered necessary to make the Plan sound.

These modifications are set out in the table below. This consultation provides the opportunity for you to make representations on these proposed modifications. A marked up version of the AAP has also been produced to show how the modifications would alter the final plan, this is available to view here: www.walsall.gov.uk/walsall_town_centre_area_action_plan_examination

A number of Minor Modifications have also been produced by the Council which are available for information and can be viewed online at: www.walsall.gov.uk/walsall_town_centre_area_action_plan_examination. These Minor Modifications do not change the meaning or scope of a policy, but are provided for clarity.

The consultation on the Modifications runs for six weeks from 26th February – 5pm 9th April 2018.

Representations to this consultation should be confined to the Modifications and any comments that attempt to raise or address previous issues will not be considered by the Inspector. This consultation is not an opportunity to raise matters that either were, or could have been, part of the earlier representations or hearings on the submitted plan. It is not necessary for you to repeat previous representations or comments, as the Inspector has access to your previous responses.

In order for the Inspector to formally take into account your views they must be submitted in writing and response forms are available on the website for you to complete: www.walsall.gov.uk/walsall_town_centre_area_action_plan_examination

Representations should focus on whether you consider the proposed modifications to impact on the plan's "soundness". This raises key questions about the plans:

- **Positively prepared** does the plan allocate enough land to meet all needs for the various uses where it is reasonable to do so and consistent with placing development in the right locations?
- Justified is the plan the most appropriate strategy when considered against reasonable alternatives?
- Effective can the proposals in the plan be delivered over its period? and
- Consistent with national policy is the plan in accordance with national policies?

You should try to support your representation by evidence showing why the plan or plans should be changed and set out precisely how you think it should be changed to make each plan sound.

All representations on the document must be received by the Council no later than 5pm on Monday 9th April 2018.

New text proposed is **bold** and **underlined**. Deleted text is bold with strikethrough. Text explaining the modification is in *italics*.

Reference	Submission Document Page Number	Policy Number/ Section Number/ Paragraph	Proposed Modification(s)	Reason for Modification(s)
MM1	Throughout the plan		Amend reference throughout the plan from "AAP Policies Map" to the "Policies Map."	To amend wording so it is consistent with the legislation and national policy.
MM2	Throughout the plan		Delete references to Community Infrastructure Levy (CIL) as a delivery mechanism and replace with "planning obligations or other mechanisms for developer contributions."	To ensure the plan is effective by removing references to a mechanism that might not be suitable.
MM3	4	1.4 The Planning Context New appendix to the AAP – UDP Saved and Superseded Policies.	Include reference to the list of UDP Saved and Superseded Policies that will be appended to the AAP. An appendix to the AAP provides a list of UDP Saved and Superseded Policies. It also provides references to those UDP Policies which are directly referenced in the AAP. See attached appendix for the new appendix to the AAP.	For clarity to show the plan and the Council's approach to planmaking is consistent with the NPPF.
MM4	44	Policy AAPLE2: Sport and Cultural Facilities	Amend the policy text as follows: The centre is the most accessible location for key sport, leisure and cultural facilities serving the Borough as a whole. The centre's role as a key location for such facilities will be supported by the following proposals.	To ensure the plan is effective by removing an undeliverable scheme and to reflect the latest Council plans to manage local facilities.

Reference	Submission Document Page Number	Policy Number/ Section Number/ Paragraph	Proposed Modification(s)	Reason for Modification(s)
		5.2.1 Policy Justification	a) Gala Baths (TC39) will be protected and invested in as the key location for sports provision in the centre. b) Walsall Library (TC39) will be protected and where possible invested in as a key cultural facility in the centre. The Local History Centre and Archive will relocate from Essex Street and become an enhanced town centre provision as part of the borough's redesigned library service. c) Walsall Leather Museum (TC49) will be protected expanded at its current location. to include Walsall Museum and Walsall Local History Centres d) Amend the 5.2.1 Policy Justification text as follows: Walsall's current sport and cultural facility offer consists chiefly of the New Art Gallery, Gala Baths, Walsall Museum, the Leather Museum, and the Local History Centre. This needs to be protected and, where possible in the context of public sector resources, enhanced. The historic environment is also recognised as a cultural facility which offers potential for leisure activities. As part of the commitment to get more people, more active, more often, the Council has invested £24m into the building of Bloxwich and Oak Park Active Living Centres. In addition, a further £1m has been committed to improving Walsall Gala Baths. The explicit intent of the Gala Baths scheme is to extend the life of the facility to secure town centre active leisure provision for at least the next 10 years. The project focuses on reconfiguring and renovating the facility to make it capable of meeting modern standards and customer expectations. Key elements of work include: permanently sectioning the old 33.3m pool into a standard sized	

Reference	Submission Document Page Number	Policy Number/ Section Number/ Paragraph	Proposed Modification(s)	Reason for Modification(s)
		5.2.3 Delivery	25m pool and learner pool, redevelopment of the changing rooms into a modern changing village and the refurbishment of the reception area. The Council is also looking to secure funding to relocate the Local History Centre and archive to Walsall Library as part of the redesigned library service that aims to consolidate the service into key accessible locations. for a consolidated Heritage Centre bringing together Walsall Museum, the Leather Museum and the Local History Centre. Significant work has been done to prepare a Stage One application to the Heritage Lottery Fund to develop a single Heritage Centre for the Borough on the site of the Leather Museum. This will be the focus for heritage services and provide an integrated, accessible centre for all Walsall's history resources and their display. The Council is committed to such facilities remaining in the centre and this policy looks to encourage this approach. Amend the second paragraph of 5.2.3 Delivery text as follows: "There may also be circumstances where external funding is available to secure improvements to such cultural and leisure facilities and the Council will look to utilise such funding streams where possible. An example of this is the Leather Museum scheme where the Council is submitting a bid to the Heritage Lottery Fund."	
MM5	64	Policy AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness	Amend policy wording as follows: "a) New developments in Walsall Town Centre should be designed to strengthen local character and identity, with particular reference to the Characterisation Analysis and Sensitivity Plans featured in the town centre Characterisation Study (Figures 6.2 and 6.3 below)."	To clarify that there is justification for consideration to be given to design because of the local character of Walsall Town Centre.

Reference	Submission Document Page Number	Policy Number/ Section Number/ Paragraph	Proposed Modification(s)	Reason for Modification(s)
MM6	66	Policy AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness 6.5.1 Policy Justification	Include footnote to last paragraph of 6.5.1 Policy Justification: "The Drill Hall was Grade II Listed on the 27 th April 2017."	To ensure the plan is effective by allowing full consideration of the impact on the historic environment.
	97 and 99	Policy AAPT5: Car Parking Table a) and b)	Include footnote to PolicyT5 table a) and b) Site TC34 details: "The Drill Hall was Grade II Listed on the 27 th April 2017."	
	153	Policy AAPINV6: Secondary Development Sites	Include footnote to Policy AAPINV6 Site TC34 details: "The Drill Hall was Grade II Listed on the 27 th April 2017."	
MM7	69	Policy AAPLV6: Securing Good Design	Amend policy wording as follows: "a) New development must create a positive environment with an identity that relates to the specific character of Walsall <u>Town Centre</u> and its historic context. New buildings should:"	To clarify that there is justification for consideration to be given to design because of the local character of Walsall Town Centre.

AAP APPENDIX 1

Walsall Unitary Development Plan (UDP) 2005 – Saved and Superseded Policies MM3

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

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

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

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

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

UDP Policy	/ Proposal	Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
Ref.	Chapter 2: General Principles		
2.1-2.4	Strategic Policy Statement	N/A	N/A
GP1	The Sustainable Location of Development	N/A	N/A
GP2	Environmental Protection	No	SAD Table 2.1 and SAD Policy EN1, T5
GP3	Planning Obligations	No	
GP4	Local Area Regeneration	N/A	N/A
Fig. 2.1	Regeneration: Main Initiatives	N/A	N/A
GP5	Equal Opportunities	No	
GP6	Disabled People	No	
GP7	Community Safety	N/A	N/A
Ref.	Chapter 3: Environment & Amenity		
3.1, 3.10, 3.12, 3.16 3.18	Strategic Policy Statement	N/A	

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

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

UDP Policy	y/ Proposal	Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
4.1-4.2	Strategic Policy Statement	N/A	
4.4-4.6	Strategic Policy Statement	No	
JP1	New Employment Sites	SAD Policy IND1, IND2, IND5	
JP2	Improving the Employment Land Supply	N/A	
JP3	Rail Served Sites	N/A	
JP4.1	East of M6 Junction 10	SAD Policy IND2	
JP4.2	James Bridge (former IMI Works)	SAD Policy IND2	
JP5	Core Employment Areas	SAD Policy IND1 - 5 (but saved for use in District Centres)	SAD Policy IND2, IND4
JP6	Best Quality Sites	SAD Policy IND1, IND2 and IND5	
JP7	Use of Land and Buildings in Other Employment Areas	SAD Policy IND1 - 5 (but saved for use in District Centres)	
JP8	Bad Neighbour Industrial Uses	No	SAD Table 2.1 and in SAD Policy IND1, IND2, IND3, IND4, IND5.
			AAP Policy AAPB3
Ref.	Chapter 5: Strengthening Our Centres		
5.1 - 5.2	Strategic Policy Statement	N/A	
5.3-5.11	Strategic Policy Statement	No	
S1	Definition of Town Centre Uses	No	
S2	The Hierarchy of Centres	No	SAD Policy SLC1 and SLC2
Fig. 5.1	Shopping Provision in Walsall Borough April 2004	No	
S3	Integration of Developments into Centres	No	SAD Policy SLC1
			AAP Policy AAP1 and AAPLE1
S4	The Town & District Centres: General Principles	No	AAP Policy AAPS1
S5	The Local Centres	SAD Policy SLC1 and SLC2	
S6	Meeting Local Needs	No	SAD Policy IND4 and SLC2

UDP Policy	/ Proposal	Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
S7	Out-of-Centre and Edge-of-Centre Developments	No	SAD Policy IND4 AAP Policy AAPS1 and
			AAPS2
S8	Housing in Town Centres	No	
S9	Amusement Centres & Arcades	No	
S10	Hot Food Take-Aways	No	
S11	Drive-Through Facilities	No	
S12	Petrol Filling Station Shops	No	
S13	Nurseries, Garden Centres and Builder's Merchants	No	
S14	Farm Shops	No	
S15	Banking and Cashpoint Facilities	No	
S16	Internet Shopping	No	
S17	Shopmobility	No	
Ref.	Chapter 6: Housing		
6.1-6.2	Strategic Policy Statement	No	
6.3-6.6	Strategic Policy Statement	N/A	
H1	Renewal of Existing Residential Areas	No	
H2	Land Allocated for New Housing Development	SAD Policy HC1	
Н3	Windfall Sites and Conversion of Existing Buildings	SAD Policy HC2 and AAP Policy AAPLV1 (but saved for use in District Centres)	SAD Table 2.1
H4	Affordable Housing	Parts g) h) i) and j) of UDP to be saved	
H5	Housing for People with Special Needs	SAD Policy HC3 (but saved for use in District Centres)	
H6	Nursing Homes and Rest Homes for the Elderly	No	
H7	Hostels and Houses in Multiple Occupation	No	
H8	Accommodation for Travelling People	N/A	
H9	Minimum Densities	N/A	
H10	Layout, Design and Dwelling Mix	N/A	

UDP Policy	y/ Proposal	Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
Ref.	Chapter 7: Transport		
7.1, 7.2- 7.3, 7.5, 7.6, 7.7, 7.8 7.9	Strategic Policy Statement	N/A	
7.4	Strategic Policy Statement	No	
T1	Helping People to Get Around	No	SAD Table 2.1
Т2	Bus Services	SAD Policy T2 and AAP Policy AAPT3 (but saved for use in District Centres)	
T3	The Rail and Metro Network	SAD Policy T3 and AAP Policy AAPT3	
		(but saved for use in District Centres)	
Fig. 7.1	Rail Network (Existing and Proposed)	SAD Policy T3, and AAP Policy AAPT3 (but saved for use in District Centres)	
T4	The Highway Network	SAD Policy T4 and AAP Policy AAPT4	
		(but saved for use in District Centres)	
Fig. 7.2	Strategic Highway Network and District Distributors	SAD Map 10.1, AAP Inset to Walsall Local Plan Policies Map	SAD Table 2.1
		(but saved for use in District Centres)	
T5	Highway Improvements	SAD Policy T5, AAP Policy AAPT4	
		(but saved for use in District Centres)	
Т6	Traffic Calming	No	
T7	Car Parking	No - but see also AAP Policy AAPT5	
Т8	Walking	No - but see also AAP Policy AAPT1	SAD Table 2.1

UDP Policy	ı/ Proposal	Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
Т9	Cycling	No - but see also AAP Policy AAPT5	
T10	Accessibility Standards – General	No	SAD Table 2.1
T11	Access for Pedestrians & Cyclists	No	SAD Table 2.1 and SAD Policy GB1
T12	Access by Public Transport	No	SAD Table 2.1 and SAD Policy HC3, T2
T13	Parking Provision for Cars, Cycles and Taxis	No	SAD Table 2.1
Ref.	Chapter 8: Providing for Leisure & Community Needs		
8.1-8.2, 8.4-8.6	Strategic Policy Statement	N/A	
8.3, 8.7- 8.9	Strategic Policy Statement	No	
LC1	Urban Open Spaces	SAD Policy OS1 and AAP Policy AAPLV8 (but saved for use in District Centres)	SAD Table 2.1 and SAD Policy OS1
LC2	Proposed Open Space	SAD Policy OS1	
LC3	Children's Play Areas	No	
LC4	Allotment Gardens	No	SAD Table 2.1
LC5	Greenways	SAD Policy LC5 (but saved for use in District Centres)	AAP Policy AAPT1
LC6	Sports Pitches	No	SAD Table 2.1
LC7	Indoor Sport Including Health & Fitness Centres	No	
LC8	Local Community Facilities	No	AAP Policy AAPLV4
LC9	Canals	N/A	
LC10	Wolverhampton University, Walsall Campus, Broadway	SAD Policy UW1	
LC11	Land for Cemetery Extension, Bentley Lane	SAD Policy LC11	
Ref.	Chapter 9: Minerals		
9.1-9.11	Strategic Policy Statement	N/A	
M1	Minerals Safeguarding Areas	N/A	
M2	Branton Hill Lane Quarry, Aldridge	N/A	
M3	Birch Lane Quarry, Aldridge	N/A	

UDP Polic	cy/ Proposal	Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
M 4	Working of Etruria Marl and Fireclay	N/A	
M5	Etruria Marl – North of Stubbers Green Road	N/A	
M6	Etruria Marl – South of Stubbers Green Road	N/A	
M7	Birch Coppice	SAD Policy M9 (MP3) and Walsall Local Plan Policies Map	SAD Policy M9
M8	Brownhills Common	N/A	
M9	Working of Coal	N/A	
Ref.	Chapter 10: Waste Management		
10.1-7	Strategic Policy Statement	N/A	
WM1	Consideration of Proposals for Waste Management Activities	N/A	
WM2	Control of Landfill, Land Raising and Other Waste Deposition	N/A	
WM3	Special Wastes	N/A	
WM4	Provision of Recycling Facilities in Development Schemes	No	
Policy	Chapter 12: Walsall Town Centre		
WA1	Primary Shopping Area	AAP Policies AAPS1 – 2	
WA2	The Market	AAP Policy AAPS3	
WA3	Other Town Centre Uses	AAP Policy AAP1 and AAPLV1	
WA4	Walsall College of Art and Technology – St Paul's Campus	AAP Policy AAPLV2	
WA5	Conservation Areas and Areas of High Townscape Value	AAP Policies AAPLV5 - 7	
WA6	Community Safety - CCTV	AAP Policy AAPLV6	
WA7	Development/ Investment Opportunities	AAP Chapter 8	
WA8	Hatherton Street/ Littleton Street/ Albert Street	AAP Chapter 8	
WA9	Intown	AAP Chapter 8	
WA10	Lower Hall Lane/ Digbeth/ Old Square	AAP Chapter 8	

UDP Policy	/ Proposal	Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
WA11	Upper Rushall Street/ Ablewell Street/ The Ditch	AAP Chapter 8	
WA12	Town Wharf	AAP Chapter 8	
WA13	Littleton Street West/ Wisemore/ Garden Street/ Portland St	AAP Chapter 8	
WA14	Town Centre Transport Interchange	AAP Policies AAPT1 – 3	
WA15	Bus Services	AAP Policy AAPT3	
WA16	Rail Services	AAP Policy AAPT3	
WA17	Road Improvements	AAP Policy AAPT4	
WA18	Provision of Car Parking	AAP Policy AAPT5	
WA19	Pedestrians, Cyclists and Disabled People	AAP Policy AAPT1	
Chapter 13:	Aldridge District Centre Inset Plan Policies AL1 – AL9	No	
Chapter 14:	Bloxwich District Centre Inset Plan Policies BX1 – BX13	No	
Chapter 15:	Brownhills District Centre Inset Plan Policies BR1 – BR15	No	
Chapter 16:	Darlaston District Centre Inset Plan Policies DA1 – DA9	No	
Chapter 17:	Willenhall District Centre Inset Plan Policies WH1 – WH10	No	
	UDP Proposals Map	Walsall Local Plan Policies Map	
	Walsall Town Centre Inset Map	AAP Inset to Walsall Local Plan Policies Map	
	Aldridge, Bloxwich, Brownhills, Darlaston and Willenhall Inset Maps	No	