



**Walsall Council**

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

### **Schedule of Representations**

#### **Examination Modifications Consultation**

**26<sup>th</sup> February – 5pm 9<sup>th</sup> April 2018**

#### **Formal Representations**

**UR 79 – UR 3646**



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The following representations have been submitted to the Planning Inspector, Jameson Bridgwater, for his consideration. The Inspector will not respond to the representations individually but will consider them in the production of his report(s) on the SAD and AAP. The Council will not be responding to or commenting upon the issues raised in the representations as they are for the Inspector to consider.

Representations have been reproduced in the same format as they were received with no additional formatting (so any highlighting, etc. is as received by the Council); only sensitive personal information has been redacted.

**From:** [REDACTED]  
**Sent:** 09 April 2018 15:59  
**To:** planningpolicy  
**Subject:** Walsall Town Centre AAP - Representations by Hercules Unit Trust c/o British Land Company Plc  
**Attachments:** L 180409 SAV WMBC - AAP Representations.pdf

Dear Sir or Madam

**WALSALL TOWN CENTRE AREA ACTION PLAN – EXAMINATION MODIFICATION CONSULTATION  
(FEBRUARY 2018)  
CROWN WHARF SHOPPING PARK, WOLVERHAMPTON STREET, WALSALL, WS2 8LL**

**REPRESENTATIONS SUBMITTED ON BEHALF OF HERCULES UNIT TRUST C/O BRITISH LAND COMPANY  
PLC**

We are instructed by our client, Hercules Unit Trust c/o British Land Company Plc, to make representations on the Examination Modification Consultation of the Walsall Town Centre Area Action Plan. Accordingly, please find attached correspondence setting out these representations.

Should you require any additional information or clarification, please do not hesitate to contact us.

Kind regards

[REDACTED]

[REDACTED]  
**Associate Director  
Planning**

Savills, 33 Margaret Street, London W1G 0JD



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9 April 2018  
L 180409 SAV WMBC - AAP Representations



Planning Policy  
Regeneration Directorate  
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Savills (UK) Limited

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Dear Sir or Madam

**WALSALL TOWN CENTRE AREA ACTION PLAN – EXAMINATION MODIFICATION CONSULTATION  
(FEBRUARY 2018)  
CROWN WHARF SHOPPING PARK, WOLVERHAMPTON STREET, WALSALL, WS2 8LL**

**REPRESENTATIONS SUBMITTED ON BEHALF OF HERCULES UNIT TRUST C/O BRITISH LAND  
COMPANY PLC**

**Introduction**

We are instructed by our client, Hercules Unit Trust c/o British Land Company Plc (HUT), to make representations on the Examination Modification Consultation of the Walsall Town Centre Area Action Plan.

The Hercules Unit Trust is the owner of the Crown Wharf Shopping Park on Wolverhampton Street (the 'Shopping Park'). The Shopping Park accommodates approximately 21,500 sq. m of retail floorspace and is an established retail destination within Walsall. It is located directly adjacent to the current defined Primary Shopping Area (PSA) and benefits from direct links with the Primary Shopping Frontages.

Given the scale of the Shopping Park, the permitted retail use and the existing tenants, it is considered to be an integral part of the overall attractiveness of Walsall Town Centre as a retail and commercial destination. The established role and function of the Shopping Park should be properly acknowledged within the AAP.

As part of this correspondence we provide evidence to support the representations and comments on the overall objectives of the AAP and the specific policies.

**General Comments**

The National Planning Policy Framework ('NPPF') requires all Local Plans to be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Local planning authorities should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change. They should be consistent with the principles and policies of the NPPF, and should be aspirational but realistic to address spatial implication of economic, social and environmental dimensions.

As the Local Plan documents are finalised, it is important that they adhere to the requirements of the NPPF in promoting growth and positive economic development in the Borough.

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

Our client supports the creation of a comprehensive strategy to guide new development in Walsall Town Centre. As a key landholder and stakeholder in the Town Centre, HUT has a desire to see enhancement in the vitality and viability of Walsall through new investment and careful management. The AAP correctly seeks to directly new commercial and non-commercial development to the Town Centre in the first instance given its highly sustainable location.

Our client is disappointed that the evidence submitted in our previous representations and planning applications at the Shopping Park has not been utilised in the production of the AAP. This is despite evidence prepared in support of planning applications on other sites being used in the document to inform policies such as AAPLV7 and AAPINV5.

The main modifications to the AAP includes reference to new evidence base documents therefore, there is an opportunity to enhance the AAP policies through reference to the shopper surveys set out below.

### Town Centre Shopper Surveys

In January 2009, a Survey of 315 shoppers in Walsall Town Centre was undertaken by NEMS market research on behalf our client. The Survey sought to gain an understanding of shoppers' perception of the Shopping Park's role within the retail function of Walsall town centre.

A copy of the Survey results are included as part of these Representations at **Appendix 1** although the key findings are summarised below:

- Approximately **70%** of shoppers stated Crown Wharf Shopping Park forms part of Walsall's main shopping area;
- Approximately **90%** of shoppers had visited Crown Wharf in the last 12 months;
- Approximately **90%** of shoppers who had visited in the last 12 months said they would typically link trips between the PSA and Crown Wharf; and
- Approximately **80%** of shoppers who had visited in the last 12 months consider Crown Wharf to be an important part of Walsall's shopping provision.

### Shopping Park Visitor Surveys

In January 2014, both footfall and vehicle count surveys were conducted at the Shopping Park to provide up to date empirical evidence regarding trips to the site and linkages to the defined Primary Shopping Area (PSA) (**Appendix 2**).

The survey shows that during w/c 6 January 2014, 30,000 people visited the Shopping Park by car and 25,000 visited on foot.

Of the 25,000 pedestrians entering the Shopping Park, 20,389 (82%) did so using the south east entrance via Shaw Street. That entrance links the Shopping Park directly with the defined PSA. The data provides clear evidence that customers using the PSA also visit the Shopping Park as part of their overall trip to Walsall Town Centre.

### Proposed Amendments to AAP

The shopper and visitor surveys detailed above should be used in conjunction with the existing evidence base to ensure the AAP is justified and effective. This evidence was substantiated by the Planning Inspectorate in appeal decision in respect of the Shopping Park<sup>1</sup>.

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<sup>1</sup> Appeal Ref: APP/V4630/A/14/2213650

The empirical evidence supports our assertion that the Shopping Park already functions as an integral part of the town centre's retail provision and overall attraction as a retail and commercial destination. It follows that it is entirely appropriate for the Shopping Park to be included within the defined PSA.

In addition to amending Policy AAPS1, the empirical evidence submitted with these representations would assist in the final drafting of the following policies:

- AAP1 – Walsall Town Centre Boundary;
- AAPS2 – New Retail Development;
- AAPLV7 – Enhancing the Public Realm;
- AAPT1 – Pedestrian Movement, Access and Linkages;
- AAPT5 – Car Parking; and
- AAPINV5 – Park Street Shopping Core.

### Summary and Conclusion

We trust that these representations are helpful and will be taken in to consideration in the finalisation of the document. We would be grateful if you can keep us updated of any further stages of consultation so we can provide comments as may be required

Should you require any clarification or additional information, please do not hesitate to contact [REDACTED] at these offices.

Yours faithfully



**Savills (UK) Ltd**  
Retail Planning

**APPENDIX 1 – 2009 SHOPPER SURVEY**



by Demographics &amp; Location

## Walsall Town Centre Survey for Savills

Page 1  
January 2009

	Total	Male	Female	18 - 34	35 - 54	55 +	ABC1	C2DE	At the north end of Park Street (to the north of the junction with Station Street)	At the south end of Park Street or St Pauls Street (near the bus station)										
<b>Q01 In your opinion, Do you consider Crown Wharf part of Walsall's main shopping area?</b>																				
Yes	68 3%	215	65 8%	73	69 6%	142	77 7%	94	68 9%	73	54 5%	48	67 3%	76	68 5%	135	64 7%	101	71 7%	114
No	28 9%	91	32 4%	36	27 0%	55	17 4%	21	30 2%	32	43 2%	38	31 9%	36	27 4%	54	32 7%	51	25 2%	40
(Don't know)	2 9%	9	1 8%	2	3 4%	7	5 0%	6	0 9%	1	2 3%	2	0 9%	1	4 1%	8	2 6%	4	3 1%	5
Base:		315		111		204		121		106		88		113		197		156		159
<b>Q02 Have you visited Crown Wharf in the last twelve months?</b>																				
Yes	88 3%	278	84 7%	94	90 2%	184	94 2%	114	85 8%	91	83 0%	73	92 9%	105	85 3%	168	94 2%	147	82 4%	131
No	11 7%	37	15 3%	17	9 8%	20	5 8%	7	14 2%	15	17 0%	15	7 1%	8	14 7%	29	5 8%	9	17 6%	28
Base:		315		111		204		121		106		88		113		197		156		159
<b>Q03 As part of a trip to Crown Wharf, would you typically visit other shops and services in Walsall (e.g. businesses on Park Street/Bridge St/St Pauls Street)?</b> <i>Those who have visited Crown Wharf in the last twelve months at Q02</i>																				
Yes	88 5%	246	92 6%	87	86 4%	159	90 4%	103	86 8%	79	87 7%	64	85 7%	90	90 5%	152	83 7%	123	93 9%	123
No	11 5%	32	7 4%	7	13 6%	25	9 6%	11	13 2%	12	12 3%	9	14 3%	15	9 5%	16	16 3%	24	6 1%	8
Base:		278		94		184		114		91		73		105		168		147		131
<b>Q04 Do you consider Crown Wharf to be an important part of Walsall's shopping provision?</b> <i>Those who have visited Crown Wharf in the last twelve months at Q02</i>																				
Yes	82 4%	229	81 9%	77	82 6%	152	88 6%	101	83 5%	76	71 2%	52	87 6%	92	79 2%	133	76 2%	112	89 3%	117
No	13 7%	38	13 8%	13	13 6%	25	8 8%	10	12 1%	11	23 3%	17	11 4%	12	14 9%	25	17 0%	25	9 9%	13
(Don't know)	4 0%	11	4 3%	4	3 8%	7	2 6%	3	4 4%	4	5 5%	4	1 0%	1	6 0%	10	6 8%	10	0 8%	1
Base:		278		94		184		114		91		73		105		168		147		131
<b>GEN Gender:</b>																				
Male	35 2%	111	100 0%	111	0 0%	0	30 6%	37	40 6%	43	35 2%	31	33 6%	38	36 5%	72	33 3%	52	37 1%	59
Female	64 8%	204	0 0%	0	100 0%	204	69 4%	84	59 4%	63	64 8%	57	66 4%	75	63 5%	125	66 7%	104	62 9%	100
Base:		315		111		204		121		106		88		113		197		156		159

by Demographics &amp; Location

## Walsall Town Centre Survey for Savills

Page 2

January 2009

	Total	Male		Female		18 - 34		35 - 54		55 +		ABC1		C2DE		At the north end of Park Street (to the north of the junction with Station Street)		At the south end of Park Street or St Pauls Street (near the bus station)		
<b>AGE Age Group:</b>																				
18 - 24 years	22 5%	71	19 8%	22	24 0%	49	58 7%	71	0 0%	0	0 0%	0	21 2%	24	22 8%	45	15 4%	24	29 6%	47
25 - 34 years	15 9%	50	13 5%	15	17 2%	35	41 3%	50	0 0%	0	0 0%	0	15 0%	17	16 2%	32	16 7%	26	15 1%	24
35 - 44 years	14 9%	47	15 3%	17	14 7%	30	0 0%	0	44 3%	47	0 0%	0	23 9%	27	9 6%	19	16 7%	26	13 2%	21
45 - 54 years	18 7%	59	23 4%	26	16 2%	33	0 0%	0	55 7%	59	0 0%	0	17 7%	20	19 8%	39	21 2%	33	16 4%	26
55 - 64 years	14 6%	46	16 2%	18	13 7%	28	0 0%	0	0 0%	0	52 3%	46	14 2%	16	14 7%	29	14 1%	22	15 1%	24
65+ years	13 3%	42	11 7%	13	14 2%	29	0 0%	0	0 0%	0	47 7%	42	8 0%	9	16 8%	33	16 0%	25	10 7%	17
Base:		315		111		204		121		106		88		113		197		156		159
<b>SEG Occupation of Chief Wage Earner:</b>																				
AB	10 8%	34	9 0%	10	11 8%	24	5 8%	7	15 1%	16	12 5%	11	30 1%	34	0 0%	0	16 0%	25	5 7%	9
C1	25 1%	79	25 2%	28	25 0%	51	28 1%	34	29 2%	31	15 9%	14	69 9%	79	0 0%	0	25 0%	39	25 2%	40
C2	17 5%	55	23 4%	26	14 2%	29	12 4%	15	24 5%	26	15 9%	14	0 0%	0	27 9%	55	18 6%	29	16 4%	26
DE	45 1%	142	41 4%	46	47 1%	96	51 2%	62	30 2%	32	54 5%	48	0 0%	0	72 1%	142	38 5%	60	51 6%	82
(Refused)	1 6%	5	0 9%	1	2 0%	4	2 5%	3	0 9%	1	1 1%	1	0 0%	0	0 0%	0	1 9%	3	1 3%	2
Base:		315		111		204		121		106		88		113		197		156		159
<b>LOC Location:</b>																				
At the north end of Park Street (to the north of the junction with Station Street)	49 5%	156	46 8%	52	51 0%	104	41 3%	50	55 7%	59	53 4%	47	56 6%	64	45 2%	89	100 0%	156	0 0%	0
At the south end of Park Street or St Pauls Street (near the bus station)	50 5%	159	53 2%	59	49 0%	100	58 7%	71	44 3%	47	46 6%	41	43 4%	49	54 8%	108	0 0%	0	100 0%	159
Base:		315		111		204		121		106		88		113		197		156		159

by Demographics &amp; Location

## Walsall Town Centre Survey for Savills

Page 3

January 2009

PC	Postcode Sector	Total	Male	Female	18 - 34	35 - 54	55 +	ABC1	C2DE	At the north end of Park Street (to the north of the junction with Station Street)	At the south end of Park Street or St Pauls Street (near the bus station)	
B1	2	0 3%	1 0 9%	1 0 0%	0 0 0%	0 0 9%	1 0 0%	0 0 9%	1 0 0%	0 0 6%	1 0 0%	0
B16	9	0 3%	1 0 9%	1 0 0%	0 0 8%	1 0 0%	0 0 0%	0 0 0%	0 0 5%	1 0 0%	0 0 6%	1
B26	1	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 9%	1 0 0%	0 0 9%	1 0 0%	0 0 0%	0 0 6%	1
B36	0	0 3%	1 0 9%	1 0 0%	0 0 8%	1 0 0%	0 0 0%	0 0 0%	0 0 5%	1 0 6%	1 0 0%	0
B42	1	0 6%	2 0 0%	0 1 0%	2 0 0%	0 0 0%	0 2 3%	2 0 0%	0 1 0%	2 0 6%	1 0 6%	1
B42	2	0 6%	2 0 9%	1 0 5%	1 0 0%	0 0 0%	0 2 3%	2 0 0%	0 1 0%	2 0 6%	1 0 6%	1
B43	6	0 3%	1 0 0%	0 0 5%	1 0 8%	1 0 0%	0 0 0%	0 0 9%	1 0 0%	0 0 0%	0 0 6%	1
B43	7	0 3%	1 0 9%	1 0 0%	0 0 0%	0 0 9%	1 0 0%	0 0 9%	1 0 0%	0 0 6%	1 0 0%	0
B44	8	0 6%	2 0 9%	1 0 5%	1 0 8%	1 0 9%	1 0 0%	0 0 9%	1 0 5%	1 0 6%	1 0 6%	1
B44	9	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 0%	0 1 1%	1 0 0%	0 0 5%	1 0 6%	1 0 0%	0
B62	9	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 9%	1 0 0%	0 0 0%	0 0 5%	1 0 6%	1 0 0%	0
B71	2	0 6%	2 0 9%	1 0 5%	1 0 8%	1 0 9%	1 0 0%	0 0 0%	0 0 5%	1 1 3%	2 0 0%	0
B71	3	0 6%	2 0 9%	1 0 5%	1 0 8%	1 0 9%	1 0 0%	0 0 9%	1 0 5%	1 1 3%	2 0 0%	0
B71	4	0 3%	1 0 9%	1 0 0%	0 0 0%	0 0 9%	1 0 0%	0 0 9%	1 0 0%	0 0 0%	0 0 6%	1
B74	3	0 3%	1 0 9%	1 0 0%	0 0 8%	1 0 0%	0 0 0%	0 0 9%	1 0 0%	0 0 0%	0 0 6%	1
B74	4	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 0%	0 1 1%	1 0 0%	0 0 5%	1 0 6%	1 0 0%	0
B75	7	0 3%	1 0 9%	1 0 0%	0 0 0%	0 0 9%	1 0 0%	0 0 0%	0 0 5%	1 0 0%	0 0 6%	1
B76	6	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 0%	0 1 1%	1 0 0%	0 0 5%	1 0 0%	0 0 6%	1
B91	1	0 3%	1 0 9%	1 0 0%	0 0 0%	0 0 0%	0 1 1%	1 0 0%	0 0 5%	1 0 6%	1 0 0%	0
Blank		7 0%	22 8 1%	9 6 4%	13 5 0%	6 7 5%	8 9 1%	8 7 1%	8 6 1%	12 3 8%	6 10 1%	16
DY1	4	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 9%	1 0 0%	0 0 9%	1 0 0%	0 0 6%	1 0 0%	0
DY4	0	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 0%	0 1 1%	1 0 0%	0 0 5%	1 0 0%	0 0 6%	1
DY4	7	0 3%	1 0 9%	1 0 0%	0 0 0%	0 0 9%	1 0 0%	0 0 9%	1 0 0%	0 0 0%	0 0 6%	1
ST16	3	0 6%	2 0 9%	1 0 5%	1 0 0%	0 1 9%	2 0 0%	0 0 9%	1 0 5%	1 0 0%	0 1 3%	2
ST19	5	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 9%	1 0 0%	0 0 9%	1 0 0%	0 0 0%	0 0 6%	1
ST19	9	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 9%	1 0 0%	0 0 9%	1 0 0%	0 0 6%	1 0 0%	0
ST20	0	0 3%	1 0 9%	1 0 0%	0 0 0%	0 0 0%	0 1 1%	1 0 9%	1 0 0%	0 0 6%	1 0 0%	0
SY3	9	0 3%	1 0 9%	1 0 0%	0 0 8%	1 0 0%	0 0 0%	0 0 9%	1 0 0%	0 0 0%	0 0 6%	1
TF10	7	0 3%	1 0 9%	1 0 0%	0 0 8%	1 0 0%	0 0 0%	0 0 0%	0 0 5%	1 0 0%	0 0 6%	1
WS1	1	1 6%	5 3 6%	4 0 5%	1 2 5%	3 1 9%	2 0 0%	0 1 8%	2 1 5%	3 0 0%	0 3 1%	5
WS1	2	3 5%	11 2 7%	3 3 9%	8 2 5%	3 3 8%	4 4 5%	4 6 2%	7 1 5%	3 4 5%	7 2 5%	4
WS1	3	2 2%	7 2 7%	3 2 0%	4 2 5%	3 1 9%	2 2 3%	2 2 7%	3 2 0%	4 1 9%	3 2 5%	4
WS1	4	2 2%	7 2 7%	3 2 0%	4 3 3%	4 1 9%	2 1 1%	1 3 5%	4 1 5%	3 2 6%	4 1 9%	3
WS10	0	1 3%	4 0 9%	1 1 5%	3 0 0%	0 0 9%	1 3 4%	3 2 7%	3 0 5%	1 0 6%	1 1 9%	3
WS10	1	0 3%	1 0 0%	0 0 5%	1 0 8%	1 0 0%	0 0 0%	0 0 0%	0 0 5%	1 0 0%	0 0 6%	1
WS10	8	3 2%	10 3 6%	4 2 9%	6 5 0%	6 1 9%	2 2 3%	2 3 5%	4 3 0%	6 1 9%	3 4 4%	7
WS10	9	3 8%	12 1 8%	2 4 9%	10 4 1%	5 3 8%	4 3 4%	3 2 7%	3 4 6%	9 3 2%	5 4 4%	7
WS11	0	0 3%	1 0 9%	1 0 0%	0 0 0%	0 0 0%	0 1 1%	1 0 9%	1 0 0%	0 0 0%	0 0 6%	1
WS11	5	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 9%	1 0 0%	0 0 0%	0 0 5%	1 0 6%	1 0 0%	0
WS11	9	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 9%	1 0 0%	0 0 9%	1 0 0%	0 0 6%	1 0 0%	0
WS12	1	0 3%	1 0 0%	0 0 5%	1 0 8%	1 0 0%	0 0 0%	0 0 9%	1 0 0%	0 0 6%	1 0 0%	0
WS12	4	0 3%	1 0 0%	0 0 5%	1 0 0%	0 0 0%	0 1 1%	1 0 0%	0 0 5%	1 0 6%	1 0 0%	0

## Walsall Town Centre Survey for Savills

	Total	Male		Female		18 - 34		35 - 54		55 +		ABC1	C2DE	At the north end of Park Street (to the north of the junction with Station Street)	At the south end of Park Street or St Pauls Street (near the bus station)					
WS13 6	0 3%	1	0 9%	1	0 0%	0	0 0%	0	0 0%	0	1 1%	1	0 0%	0	0 5%	1	0 0%	0	0 6%	1
WS15 1	0 3%	1	0 0%	0	0 5%	1	0 8%	1	0 0%	0	0 0%	0	0 9%	1	0 0%	0	0 0%	0	0 6%	1
WS15 2	0 6%	2	0 9%	1	0 5%	1	0 0%	0	1 9%	2	0 0%	0	0 0%	0	1 0%	2	0 0%	0	1 3%	2
WS2	0 3%	1	0 9%	1	0 0%	0	0 0%	0	0 9%	1	0 0%	0	0 9%	1	0 0%	0	0 0%	0	0 6%	1
WS2 0	3 8%	12	0 9%	1	5 4%	11	5 8%	7	3 8%	4	1 1%	1	2 7%	3	4 6%	9	2 6%	4	5 0%	8
WS2 3	0 3%	1	0 9%	1	0 0%	0	0 8%	1	0 0%	0	0 0%	0	0 0%	0	0 5%	1	0 0%	0	0 6%	1
WS2 7	2 2%	7	0 9%	1	2 9%	6	3 3%	4	2 8%	3	0 0%	0	0 0%	0	3 6%	7	2 6%	4	1 9%	3
WS2 8	5 4%	17	3 6%	4	6 4%	13	5 0%	6	7 5%	8	3 4%	3	4 4%	5	6 1%	12	7 1%	11	3 8%	6
WS2 9	4 8%	15	5 4%	6	4 4%	9	8 3%	10	1 9%	2	3 4%	3	3 5%	4	5 1%	10	6 4%	10	3 1%	5
WS3 1	3 8%	12	3 6%	4	3 9%	8	3 3%	4	3 8%	4	4 5%	4	0 9%	1	5 6%	11	3 8%	6	3 8%	6
WS3 2	4 1%	13	3 6%	4	4 4%	9	5 8%	7	1 9%	2	4 5%	4	0 9%	1	6 1%	12	3 8%	6	4 4%	7
WS3 3	4 1%	13	4 5%	5	3 9%	8	4 1%	5	3 8%	4	4 5%	4	6 2%	7	3 0%	6	3 8%	6	4 4%	7
WS3 4	3 2%	10	2 7%	3	3 4%	7	3 3%	4	1 9%	2	4 5%	4	3 5%	4	3 0%	6	2 6%	4	3 8%	6
WS3 5	0 3%	1	0 0%	0	0 5%	1	0 8%	1	0 0%	0	0 0%	0	0 9%	1	0 0%	0	0 6%	1	0 0%	0
WS3 8	0 6%	2	0 9%	1	0 5%	1	0 8%	1	0 0%	0	1 1%	1	0 0%	0	1 0%	2	0 6%	1	0 6%	1
WS4	0 3%	1	0 0%	0	0 5%	1	0 0%	0	0 0%	0	1 1%	1	0 0%	0	0 5%	1	0 6%	1	0 0%	0
WS4 1	1 9%	6	0 9%	1	2 5%	5	4 1%	5	0 9%	1	0 0%	0	3 5%	4	1 0%	2	2 6%	4	1 3%	2
WS4 2	0 6%	2	0 0%	0	1 0%	2	0 0%	0	0 9%	1	1 1%	1	0 9%	1	0 5%	1	1 3%	2	0 0%	0
WS5 3	1 0%	3	0 9%	1	1 0%	2	0 8%	1	1 9%	2	0 0%	0	2 7%	3	0 0%	0	1 3%	2	0 6%	1
WS5 4	1 0%	3	0 9%	1	1 0%	2	2 5%	3	0 0%	0	0 0%	0	0 9%	1	1 0%	2	1 3%	2	0 6%	1
WS5 6	0 3%	1	0 0%	0	0 5%	1	0 0%	0	0 9%	1	0 0%	0	0 0%	0	0 5%	1	0 6%	1	0 0%	0
WS6 4	0 3%	1	0 0%	0	0 5%	1	0 0%	0	0 9%	1	0 0%	0	0 0%	0	0 5%	1	0 6%	1	0 0%	0
WS6 6	1 3%	4	1 8%	2	1 0%	2	0 8%	1	0 9%	1	2 3%	2	0 0%	0	2 0%	4	1 9%	3	0 6%	1
WS6 7	0 6%	2	0 0%	0	1 0%	2	0 8%	1	0 9%	1	0 0%	0	0 9%	1	0 5%	1	0 6%	1	0 6%	1
WS7 4	0 3%	1	0 9%	1	0 0%	0	0 8%	1	0 0%	0	0 0%	0	0 0%	0	0 5%	1	0 6%	1	0 0%	0
WS7 7	0 3%	1	0 0%	0	0 5%	1	0 0%	0	0 9%	1	0 0%	0	0 9%	1	0 0%	0	0 6%	1	0 0%	0
WS7 8	0 3%	1	0 9%	1	0 0%	0	0 0%	0	0 0%	0	1 1%	1	0 0%	0	0 5%	1	0 6%	1	0 0%	0
WS8 6	0 3%	1	0 0%	0	0 5%	1	0 0%	0	0 0%	0	1 1%	1	0 9%	1	0 0%	0	0 0%	0	0 6%	1
WS8 7	1 3%	4	1 8%	2	1 0%	2	0 8%	1	1 9%	2	1 1%	1	1 8%	2	1 0%	2	2 6%	4	0 0%	0
WS9 0	0 6%	2	0 0%	0	1 0%	2	0 8%	1	0 9%	1	0 0%	0	0 9%	1	0 5%	1	0 6%	1	0 6%	1
WS9 8	1 6%	5	1 8%	2	1 5%	3	0 0%	0	1 9%	2	3 4%	3	2 7%	3	1 0%	2	3 2%	5	0 0%	0
WS9 9	1 6%	5	0 9%	1	2 0%	4	1 7%	2	0 9%	1	2 3%	2	0 9%	1	2 0%	4	1 9%	3	1 3%	2
WV1 2	0 6%	2	0 0%	0	1 0%	2	0 8%	1	0 9%	1	0 0%	0	0 9%	1	0 5%	1	0 0%	0	1 3%	2
WV1 8	0 3%	1	0 9%	1	0 0%	0	0 0%	0	0 0%	0	1 1%	1	0 0%	0	0 5%	1	0 0%	0	0 6%	1
WV1 9	0 3%	1	0 9%	1	0 0%	0	0 0%	0	0 0%	0	1 1%	1	0 9%	1	0 0%	0	0 0%	0	0 6%	1
WV10 0	0 3%	1	0 9%	1	0 0%	0	0 0%	0	0 9%	1	0 0%	0	0 0%	0	0 5%	1	0 0%	0	0 6%	1
WV10 9	1 0%	3	0 9%	1	1 0%	2	0 0%	0	0 0%	0	3 4%	3	0 0%	0	1 5%	3	0 0%	0	1 9%	3
WV11 2	0 6%	2	0 9%	1	0 5%	1	0 0%	0	0 9%	1	1 1%	1	0 0%	0	1 0%	2	1 3%	2	0 0%	0
WV11 3	0 3%	1	0 0%	0	0 5%	1	0 0%	0	0 9%	1	0 0%	0	0 0%	0	0 5%	1	0 6%	1	0 0%	0
WV12 1	0 3%	1	0 0%	0	0 5%	1	0 0%	0	0 0%	0	1 1%	1	0 0%	0	0 5%	1	0 6%	1	0 0%	0
WV12 4	2 5%	8	1 8%	2	2 9%	6	2 5%	3	1 9%	2	3 4%	3	4 4%	5	1 5%	3	2 6%	4	2 5%	4
WV12 5	2 2%	7	2 7%	3	2 0%	4	2 5%	3	0 9%	1	3 4%	3	0 0%	0	3 6%	7	3 2%	5	1 3%	2
WV13 1	1 3%	4	2 7%	3	0 5%	1	0 0%	0	2 8%	3	1 1%	1	0 9%	1	1 5%	3	1 9%	3	0 6%	1
WV13 2	0 6%	2	0 0%	0	1 0%	2	0 8%	1	0 9%	1	0 0%	0	0 9%	1	0 5%	1	1 3%	2	0 0%	0

by Demographics &amp; Location

## Walsall Town Centre Survey for Savills

Page 5  
January 2009

	Total	Male		Female		18 - 34		35 - 54		55 +		ABC1		C2DE		At the north end of Park Street (to the north of the junction with Station Street)		At the south end of Park Street or St Pauls Street (near the bus station)		
WV13 3	1 6%	5	2 7%	3	1 0%	2	1 7%	2	2 8%	3	0 0%	0	0 9%	1	2 0%	4	0 6%	1	2 5%	4
WV14 7	0 3%	1	0 0%	0	0 5%	1	0 0%	0	0 9%	1	0 0%	0	0 0%	0	0 5%	1	0 0%	0	0 6%	1
WV14 8	1 0%	3	0 9%	1	1 0%	2	1 7%	2	0 9%	1	0 0%	0	2 7%	3	0 0%	0	0 6%	1	1 3%	2
WV2 1	0 3%	1	0 9%	1	0 0%	0	0 0%	0	0 0%	0	1 1%	1	0 0%	0	0 5%	1	0 0%	0	0 6%	1
WV3 1	0 6%	2	0 9%	1	0 5%	1	0 0%	0	0 9%	1	1 1%	1	0 0%	0	1 0%	2	0 0%	0	1 3%	2
WV7 3	0 3%	1	0 0%	0	0 5%	1	0 8%	1	0 0%	0	0 0%	0	0 9%	1	0 0%	0	0 0%	0	0 6%	1
Base:		315		111		204		121		106		88		113		197		156		159

**APPENDIX 2 – 2014 CROWN WHARF SHOPPING PARK VISITOR SURVEY**

PEDESTRIAN MARKET RESEARCH SERVICES

**CROWN WHARF  
SHOPPING PARK**

*January 2014*

**FOOTFALL SURVEY**



**BESPOKE REPORT**

*Survey Date*

*9th & 11th January 2014*

*Weather*

*Thursday: Dry, Cold & Bright*

*Saturday: Dry, Cold & Bright*

**PMRS Limited**

PMRS Sopwell Mill, 61 Cottonmill Lane, St Albans, Herts AL1 2ES Tel: 01727 867 100

**CROWN WHARF SHOPPING PARK**

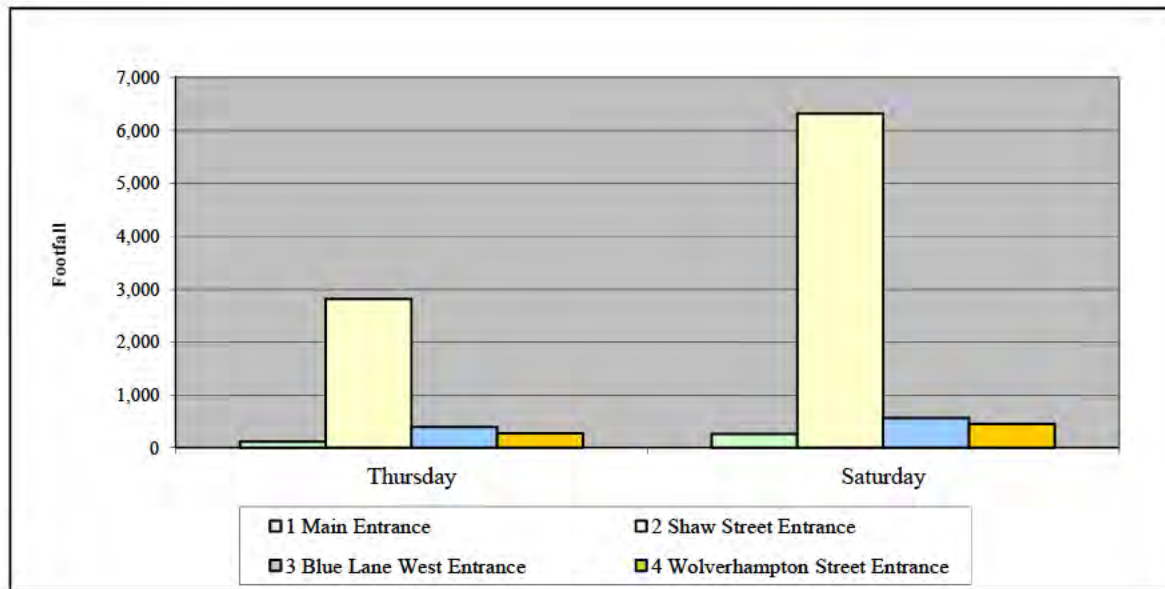
Summary - Entering Only

	Access Point	Thursday	Saturday	Estimated Week (Mon-Sat)
1	<b>Main Entrance</b> Wolverhampton Street	118	261	851
2	<b>Shaw Street Entrance</b> Adjacent to Starbucks Coffee	2,814	6,319	20,389
3	<b>Blue Lane West Entrance</b> Adjacent to Maplin Elec	397	568	2,553
4	<b>Wolverhampton Street Entrance</b> Adjacent to Asda Living	272	451	1,811
	<b>Total</b>	<b>3,601</b>	<b>7,599</b>	<b>25,604</b>



# CROWN WHARF SHOPPING PARK

Summary - Entering Only



**CROWN WHARF SHOPPING PARK**

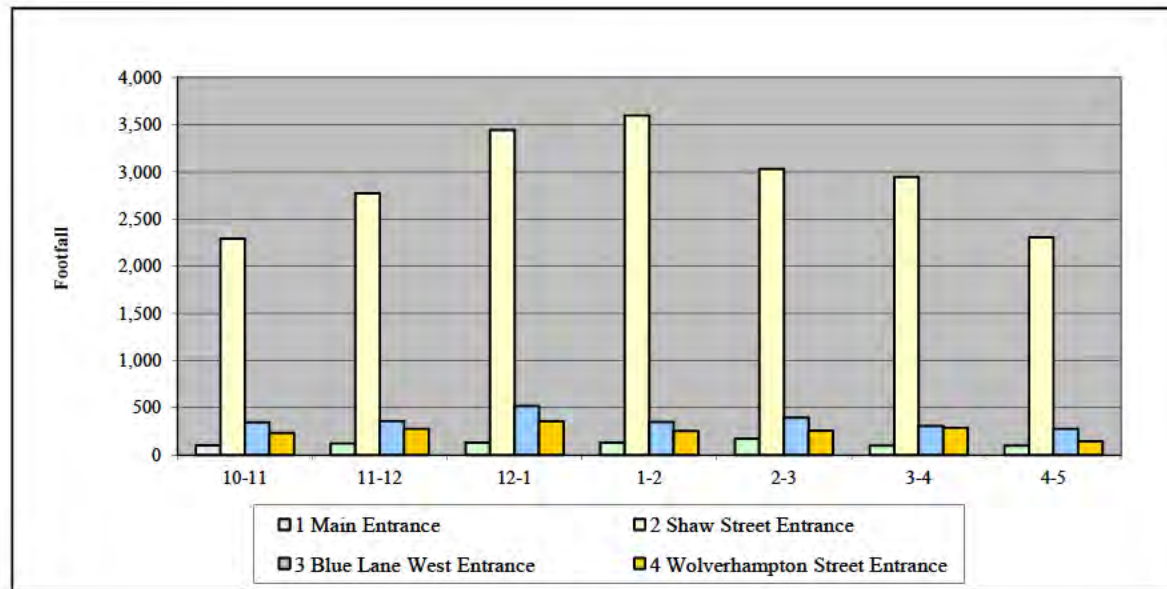
Estimated Weekly Footfall - Entering Only

*Hourly Analysis*

Access Point		10-11	11-12	12-1	1-2	2-3	3-4	4-5	Week Total	Hourly Average
1	<b>Main Entrance</b> Wolverhampton Street	102	122	130	132	172	96	97	851	122
2	<b>Shaw Street Entrance</b> Adjacent to Starbucks Coffee	2,292	2,773	3,445	3,597	3,030	2,945	2,307	20,389	2,913
3	<b>Blue Lane West Entrance</b> Adjacent to Maplin Elec	346	360	517	348	397	308	277	2,553	365
4	<b>Wolverhampton Street Entrance</b> Adjacent to Asda Living	234	278	354	253	258	288	146	1,811	259
<b>Total</b>		2,974	3,533	4,446	4,330	3,857	3,637	2,827	25,604	

# CROWN WHARF SHOPPING PARK

Estimated Weekly Footfall - Entering Only  
*Hourly Analysis*



**CROWN WHARF SHOPPING PARK**

Hourly Analysis - Entering Only

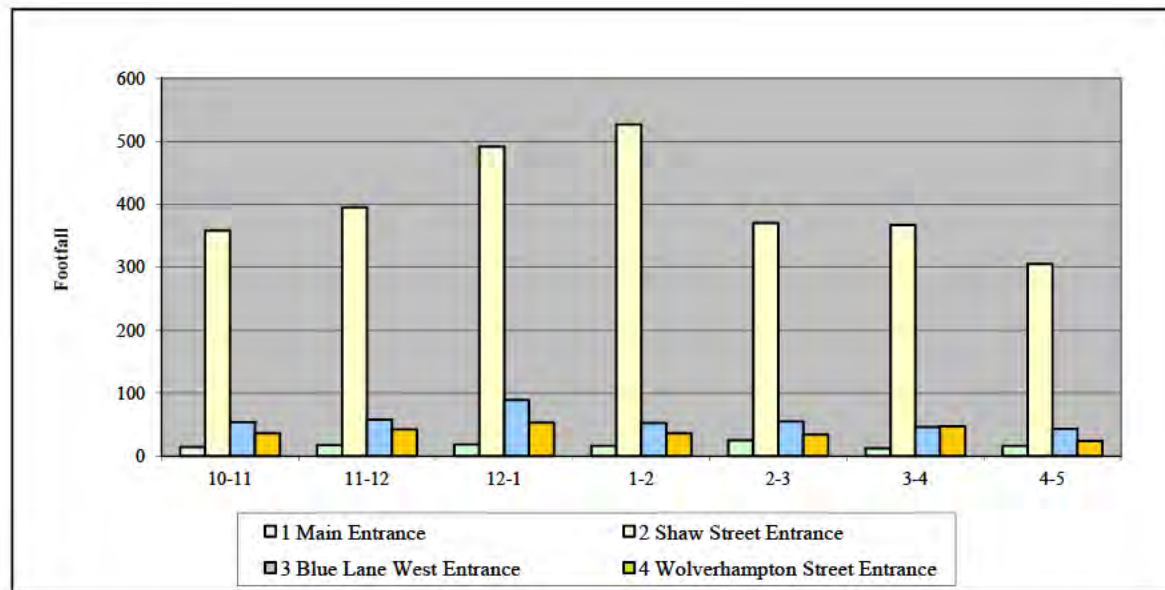
*Thursday 9th January 2014*

Access Point		10-11	11-12	12-1	1-2	2-3	3-4	4-5	Daily Total	Hourly Average
1	<b>Main Entrance</b> Wolverhampton Street	14	17	18	16	25	12	16	118	17
2	<b>Shaw Street Entrance</b> Adjacent to Starbucks Coffee	358	395	492	527	370	367	305	2,814	402
3	<b>Blue Lane West Entrance</b> Adjacent to Maplin Elec	54	58	89	52	55	46	43	397	57
4	<b>Wolverhampton Street Entrance</b> Adjacent to Asda Living	36	42	53	36	34	47	24	272	39
<b>Total</b>		<b>462</b>	<b>512</b>	<b>652</b>	<b>631</b>	<b>484</b>	<b>472</b>	<b>388</b>	<b>3,601</b>	

# CROWN WHARF SHOPPING PARK

Hourly Analysis - Entering Only

Thursday 9th January 2014



**CROWN WHARF SHOPPING PARK**

Hourly Analysis - Entering Only

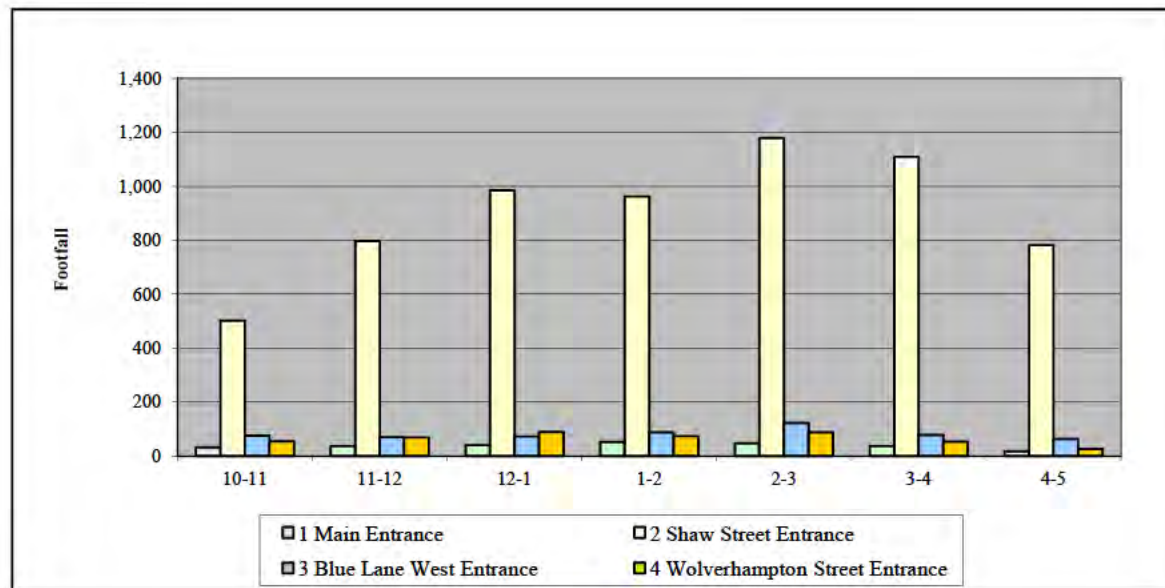
Saturday 11th January 2014

Access Point		10-11	11-12	12-1	1-2	2-3	3-4	4-5	Daily Total	Hourly Average
1	<b>Main Entrance</b> Wolverhampton Street	32	37	40	52	47	36	17	261	37
2	<b>Shaw Street Entrance</b> Adjacent to Starbucks Coffee	502	798	985	962	1,180	1,110	782	6,319	903
3	<b>Blue Lane West Entrance</b> Adjacent to Maplin Elec	76	70	72	88	122	78	62	568	81
4	<b>Wolverhampton Street Entrance</b> Adjacent to Asda Living	54	68	89	73	88	53	26	451	64
<b>Total</b>		<b>664</b>	<b>973</b>	<b>1,186</b>	<b>1,175</b>	<b>1,437</b>	<b>1,277</b>	<b>887</b>	<b>7,599</b>	

# CROWN WHARF SHOPPING PARK

Hourly Analysis - Entering Only

Saturday 11th January 2014



# NOTES

## *Crown Wharf Shopping Park*

### **1 Fieldwork**

Fieldwork was undertaken on Thursday 9th and Saturday 11th January 2014, between the hours of 10am and 5pm.

### **2 Location**

Enumeration was conducted at 1) Main Entrance, Wolverhampton Street, 2) Shaw Street Entrance (adjacent to Starbucks), 3) Blue Lane West Entrance (adjacent to Maplin) & 4) Wolverhampton Street Entrance (adjacent to Asda Living) on the Crown Wharf Shopping Park, Walsall.

### **3 Pedestrian Movement**

All pedestrians entering the Crown Wharf Shopping Park only were enumerated. Those exiting were not included in the count. Babes in arms or pushchairs were also excluded.

### **4 Sample Times**

A single sample count of fifty minutes duration was recorded within each hour at each location. Samples were subsequently multiplied by 1.2 to give hourly footfall totals. To determine estimated weekly (Mon-Sat) values, the Thurs totals were multiplied by five and added to those for Saturday.

### **5 Special Notes**

None.





**Crown Wharf, Walsall**

Week 2, 2014  
05/01/2014 to 11/01/2014

REGION - West Midlands  
PORTFOLIO - British Land

Sunday to Saturday  
00:00 to 23:59

COUNT TYPE: Vehicle Counts

**Headlines**

The total number of visitors to Crown Wharf for the last 52 weeks is 1,779,779 which is 0.5% down on the previous year.

The total number of visitors for the year to date is 69,997 which is 9.5% up on the previous year.

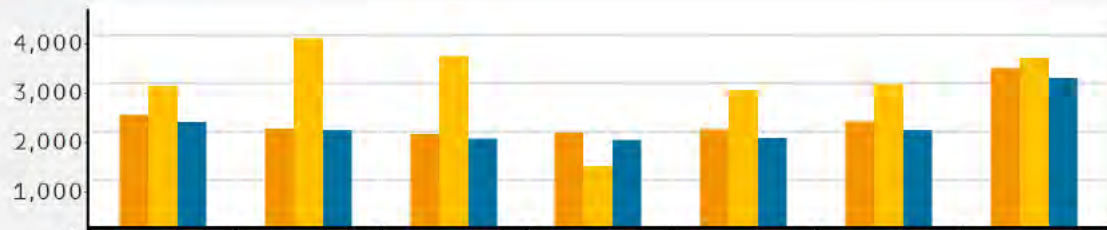
The total number of visitors to Crown Wharf in week commencing 5 January 2014 was 30,080.

The busiest day in week commencing 5 January 2014 was Saturday with 6,271 visitors.

**Weekly Visitors**

	Annual % Change YTD	Annual % Change	Weekly % Change
Centre	▲ 9.5 %	▲ 6.9 %	▼ -24.6 %
Region*	▲ 4.7 %	▲ 4.7 %	▼ -8.1 %
National*	▲ 3.6 %	▲ 2.0 %	▼ -9.3 %

**Vehicle Counts by Day of the Week**



	Sun	Mon	Tue	Wed	Thu	Fri	Sat
This Week	4,440	3,903	3,661	3,749	3,876	4,180	6,272
Previous Week	5,561	7,446	6,749	2,442	5,419	5,653	6,648
Previous Year	4,153	3,838	3,481	3,452	3,513	3,838	5,873
Weekly % Change	-20.2 %	-47.6 %	-45.7 %	53.5 %	-28.5 %	-26.1 %	-5.7 %
Annual % Change	6.9 %	1.7 %	5.2 %	8.6 %	10.3 %	8.9 %	6.8 %

**Vehicle Counts by Month - Weekly Average**



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
This Year	28,577	29,263	29,350	29,454	32,725	33,321	34,171	33,683	34,226	34,595	37,907	49,537
Prev Year	30,401	29,820	31,424	31,956	31,626	33,035	32,846	32,725	33,908	35,064	37,946	49,013
Annual % Change	-6.0%	-1.9%	-6.6%	-7.8%	3.5%	0.9%	4.0%	2.9%	0.9%	-1.3%	-0.1%	1.1%

**From:** [REDACTED]  
**Sent:** 05 April 2018 15:32  
**To:** planningpolicy  
**Subject:** (5) Walsall Town Centre Area Action Plan - Examination Modifications Consultation  
**Attachments:** Consultation-Response-PPO-006-800-133.docx

Dear Planning Policy Team

Following the policy consultation on 23 February 2018, please find attached our comments relating to the above policy.

If you would like to discuss any of the issues raised, please contact us.

Regards

Planning and Local Authority Liaison team

[REDACTED]  
W: <https://www.gov.uk/coalauthority>

Resolving the impacts of mining. Like us on [REDACTED]

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The Coal  
Authority

## Walsall Town Centre Area Action Plan - Examination Modifications Consultation

Consultation Deadline – 9 April 2018

### Contact Details

Planning and Local Authority Liaison Department  
The Coal Authority  
200 Lichfield Lane  
Berry Hill  
MANSFIELD  
Nottinghamshire  
NG18 4RG

Planning Email: [REDACTED]

Planning Enquiries: [REDACTED]

### Date

5 April 2018

## Walsall Town Centre Area Action Plan - Examination Modifications Consultation

Thank you for your notification received on the 26 February 2018 in respect of the above consultation.

It is noted that Main Modification **MMI** relates to Policy AAPINV7(f) Minerals Safeguarding Area (MSA) – I can confirm that the Coal Authority has no objection to the modification proposed.

Regards

[REDACTED]

[REDACTED]

**Team Leader - Planning Liaison**

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 29 March 2018 16:44  
**To:** planningpolicy  
**Subject:** Fwd: Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)  
**Attachments:** Statement of Representations Procedure - AAP.pdf; Statement of Representations Procedure - SAD.pdf

Hi

Thank you for consulting Warwickshire County Council. We have no observations to make on these consultations.

Kind regards

[REDACTED]

[REDACTED]

Strategic Planning and Development Manager  
Planning and Development Group  
Transport and Economy  
Communities Group  
Warwickshire County Council

[REDACTED]

Website: [www.warwickshire.gov.uk/environment](http://www.warwickshire.gov.uk/environment)

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** 23 February 2018 at 11:41  
**Subject:** Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)  
**To:** [REDACTED]

Dear Sir / Madam,

### **Consultation on Examination Modifications to Walsall Site Allocation Document (SAD) and Walsall Town Centre Area Action Plan (AAP)**

Walsall SAD and Walsall Town Centre AAP are being examined by an independent Inspector (Mr Jameson Bridgwater) whose role is to assess whether the plans have been prepared in accordance with the Duty to Co-operate, legal and procedural requirements and whether they are sound.

As part of the examination process the Inspector has identified a number of Main Modifications that are considered necessary to make the plans sound. This consultation provides the opportunity for those with an interest in the

**From:** [REDACTED]  
**Sent:** 09 April 2018 09:25  
**To:** planningpolicy  
**Subject:** Examination Modifications Consultation Walsall SAD and AAP- Our Ref:PL0097

Dear Colleagues,

Thank you for your consultation on the above application.

The Office of Rail and Road (ORR) has no comment on the proposals.

Yours Sincerely,



Customer Correspondence Team  
 One Kemble Street  
 London  
 WC2B 4AN  
 0207 282 2000  
 Web: [ORR.gov.uk](http://ORR.gov.uk) Follow us on twitter [@railandroad](https://twitter.com/railandroad)

---

**From:** planningpolicy [REDACTED]  
**Sent:** Friday, February 23, 2018 11:37 AM  
**Subject:** Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)

Dear Sir / Madam,

### **Consultation on Examination Modifications to Walsall Site Allocation Document (SAD) and Walsall Town Centre Area Action Plan (AAP)**

Walsall SAD and Walsall Town Centre AAP are being examined by an independent Inspector (Mr Jameson Bridgwater) whose role is to assess whether the plans have been prepared in accordance with the Duty to Co-operate, legal and procedural requirements and whether they are sound.

As part of the examination process the Inspector has identified a number of Main Modifications that are considered necessary to make the plans sound. This consultation provides the opportunity for those with an interest in the plans to make representations on these proposed modifications. A number of Minor Modifications have also been produced by the Council which are available for information. 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**.

You have been contacted because you have previously commented on the plans, registered your interest with us or you are likely to have a potential interest in the plans. If you do not wish to be contacted about these plans in the future please tell us using the contact details below.

#### **What is the Modifications Consultation?**

The Main Modifications are proposed by the Inspector under section 7C of the Planning and Compulsory Purchase Act 2004:

*“(7C)If asked to do so by the local planning authority, the person appointed to carry out the examination must recommend modifications of the document that would make it one that: -*

- a) satisfies the requirements mentioned in subsection (5)(a), and*
- b) is sound.”*

[REDACTED]

[REDACTED]

1<sup>st</sup> March, 2018.

[REDACTED]

Executive Director,  
Economy and Environment,  
Civic Centre,  
Darwall Street,  
Walsall.  
WS1 1DG

Dear [REDACTED]

Thank you for your letter explaining the progress and proposed modifications by the inspector regarding (SAD) and (AAP).

We attended a meeting at The Butts Primary School yesterday evening and looked at the plans again.

We do not feel qualified to make any additional comments at this stage but wish you every success when the plans are re-presented.

We would be grateful to be kept informed as to the eventual outcome.

Many thanks.

Yours sincerely,

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 April 2018 10:22  
**To:** planningpolicy  
**Cc:** [REDACTED]  
**Subject:** Walsall Town Centre Area Action Plan – Examination Modifications - Natural England

[REDACTED] [REDACTED]

### Walsall Town Centre Area Action Plan – Examination Modifications

Thank you for your consultation with regard to the above.  
I confirm that Natural England has no comments to make with regard to the above consultation.

**Walsall SAD – Examination Modifications** – Natural England is currently finalising our response and this will be with you as soon as possible.

*Many thanks*

[REDACTED]  
West Midlands Area Team (East) Urban Planning Lead Adviser  
Planning for a Better Environment Team  
Natural England

[REDACTED]  
[REDACTED]  
[REDACTED]

*Hours of work: Mon.9.30-3.00; Tues. 9.30-3.00; Wed. 8.00-5.30; Thurs. 9.30-3.00; Fri.9.30-1:00*

*Please visit our Donate campaign to buy and restore [Bergum Woods](#) next to Stiperstones NNR*

**Follow us on twitter** [REDACTED]

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

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These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

In an effort to reduce Natural England's carbon footprint I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 22 March 2018 10:19  
**To:** planningpolicy  
**Cc:** [REDACTED]  
**Subject:** Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)  
**Attachments:** Issued - Walsall SAD and AAP.pdf

Dear Sirs,

Please see attached our response in relation to the above named consultation,

Regards,

[REDACTED]  
Highways England | The Cube | 199 Wharfside Street | Birmingham | B1 1RN  
[REDACTED]  
[REDACTED]  
[REDACTED]

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**Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |**  
<https://www.gov.uk/government/organisations/highways-england> | [REDACTED]

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Our ref:  
Your ref: Walsall Local Plan

Planning Policy  
Regeneration and Development  
Economy & Environment Directorate  
Walsall Council  
Civic Centre  
Darwall Street  
Walsall  
WS1 1DG

Asset Manager  
Operations Directorate

The Cube  
199 Wharfside Street  
Birmingham  
B1 1RN  
[www.highways.gov.uk](http://www.highways.gov.uk)

Direct Line: 0300 470 2963

22 March 2018

Dear Sir/Madam,

#### **WALSALL SITE ALLOCATIONS DOCUMENT AND WALSALL AREA ACTION PLAN**

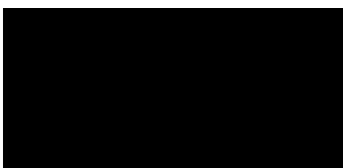
Thank you for forwarding me details of the above referenced consultation. Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to these consultation documents, our principal interest is safeguarding the operation of the M6 Motorway and A5 Trunk Road.

Highways England welcome the opportunity to comment on the latest modifications to Walsall Council's Site Allocations Document (SAD) and the Area Action Plan (AAP) and have undertaken a review in order to consider the potential implications for our network associated with these plans.

Following this review, we have no concerns with regard to the effects of the modifications to the SAD or AAP on the operation of the SRN. We therefore have no further comments to make beyond our previous comments on the SAD.

Please do not hesitate to contact me if you require any more information or clarification.

Yours sincerely



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 06 April 2018 12:44  
**To:** planningpolicy  
**Subject:** Environment Agency Response to: UT/2006/000279/AP-06/EW1-L01  
**Attachments:** PlanningProposal.rtf

The Local Development Document has been reviewed and I enclose the Environment Agency's comments on:  
Area Action Plan  
Walsall Metropolitan Borough Council  
Area Action Plan

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Planning Policy  
Walsall Metropolitan Borough Council  
Regeneration Strategy  
The Civic Centre  
Darwall Street  
Walsall  
West Midlands  
WS1 1DG

**Our ref:** UT/2006/000279/AP-06/EW1-L01

**Date:** 6<sup>th</sup> April 2018

Dear Sir/Madam

**Consultation on Examination Modifications to Walsall Site Allocation Document and Walsall Town Centre Area Action Plan**

Thank you for consulting the Examination Modifications to Walsall Site Allocation Document and Walsall Town Centre Area Action Plan.

We are the main Agency providing advice on improving resilience and adaptation to the effects of climate change, with particular regard on flood risk, water resources, water quality and aquatic biodiversity.

We strive to make a positive contribution through our Statutory Consultee role and are happy to provide comments at this stage of the plan making process.


**Examination Modifications to Walsall Site Allocation Document**

The Environment Agency has been in discussion with Walsall Council regarding Policy EN3 - Flood Risk in particular with regards to the wording of footnote (MM16). We are satisfied with wording and have no further comments to make.

**Walsall Town Centre Area Action Plan (AAP)**

We have no further comment to add with regards to Walsall Town Centre AAP. Please to refer to our letter ref UT/2006/000279/AP-05/SB1-L01 dated 6<sup>th</sup> January 2017.

Yours faithfully

  
**Planning Specialist**

  
Environment Agency  
Sentinel House 9 Wellington Crescent, Fradley Park, LICHFIELD, WS13 8RR.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

Liz Forster

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**From:** [REDACTED]  
**Sent:** 04 April 2018 13:23  
**To:** planningpolicy  
**Subject:** RE: Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)

[REDACTED] [REDACTED]

Dear Sir / Madam,

Thank you for your consultation on the modifications to the Walsall SAD and AAP.

As you are aware the Trust attended the examination hearing in relation to Policy EN4 and at that meeting a re-wording of the Policy was agreed. The Modifications proposed reflect those discussions and on that basis the Trust have no further comments to make.

Kind regards

[REDACTED]

[REDACTED]  
Area Planner (West Midlands)

Canal and River Trust, Heritage Skills Centre, Canal Lane, Hatton, Warwickshire, CV35 7JL

[REDACTED]  
[REDACTED]

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**From:** [REDACTED]  
**Sent:** 23 February 2018 11:35  
**To:** [REDACTED]  
**Subject:** Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)

Dear Sir / Madam,

**Consultation on Examination Modifications to Walsall Site Allocation Document (SAD) and Walsall Town Centre Area Action Plan (AAP)**

Walsall SAD and Walsall Town Centre AAP are being examined by an independent Inspector (Mr Jameson Bridgwater) whose role is to assess whether the plans have been prepared in accordance with the Duty to Co-operate, legal and procedural requirements and whether they are sound.

As part of the examination process the Inspector has identified a number of Main Modifications that are considered necessary to make the plans sound. This consultation provides the opportunity for those with an interest in the plans to make representations on these proposed modifications. A number of Minor Modifications have also been produced by the Council which are available for information. 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.**

From: [REDACTED]  
Sent: 27 March 2018 16:18  
To: planningpolicy  
Subject: Walsall SAD Examination Modifications Consultation  
Attachments: Examination Modifications Response Form - SAD.docx

Hi,

Please see attached Sport England's comments on the Walsall SAD Examination Modification Plan.

Kind regards

[REDACTED]  
Planning Manager, West Midlands – Central Hub



Join the conversation #thisgirlcan



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## **Comments**

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

<b>Modification Number</b>				
<b>MM3 (relating to Appendix 1)</b>				
<b>MM4 (relating to policy AAPLE2)</b>				
<b>Do you support or object to the modification?</b>				
<b>Support</b>				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	X		
	Justified	X		
	Effective	X		
	Consistent with national policy	X		

<b>Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)</b>
<p style="text-align: center;"><b>Sport England supports MM3 which identifies those UDP policies that are saved and are not replaced by the SAD which include Policy LC6 relating to Sports Pitches and LC7 relating to Indoor Sport.</b></p> <p style="text-align: center;"><b>Sport England supports MM4 relating to policy AAPLE2 which protects Gala Baths as a key location for sports provision in the centre.</b></p>

**What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)**

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes). These documents are available on our website at: [www.walsall.gov.uk/local\\_plans/evidence](http://www.walsall.gov.uk/local_plans/evidence)

**If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.**