

## Walsall Town Centre Area Action Plan (AAP) Pre-Submission Modifications

Walsall Council is consulting on these proposed modifications for 6 weeks between **Monday 7th December and Monday 19th of December**. Information on how to respond and response forms can be found on our website at:

[www.walsall.gov.uk/walsall\\_town\\_centre\\_area\\_action\\_plan](http://www.walsall.gov.uk/walsall_town_centre_area_action_plan)

Following consultation between March and May 2016 on the “Publication” draft plan, the Council is proposing a number of modifications. These aim to address issues raised during the consultation as well as to update factual information and to correct errors and omissions. We are now seeking views on these modifications. Subject to the outcome of this consultation, the Council will invite the inspector to consider these modifications when the plan is submitted for examination.

The table in the following pages sets out the proposed pre-submission modifications. Most of the modifications were agreed by the Council’s Cabinet on 27<sup>th</sup> July 2016, and are contained in Appendix B to the Cabinet report. We have since made some further modifications for clarity and renumbered the modifications to make the schedule more accessible.

There are three types of modifications:

- Modifications to policies that change the meaning of the policies are ‘main modifications’ and have reference numbers that start with MMAAP. There are 20 main modifications;
- Modifications to the policy justification or other text that do not change the meaning of the policy are ‘other modifications’ and have reference numbers that start with OMAAP; and
- Minor changes to correct or update factual information and changes to the numbering of sections, tables and maps have not been given reference numbers.

Text proposed to be deleted is shown as ~~strike through~~, text proposed to be added is shown underlined. **Main Modifications are shown in bold text.**

**Page numbers in red** cross-reference with the marked version of the AAP which has been produced to help with the consultation on the modifications and can be found on our website at: [www.walsall.gov.uk/walsall\\_town\\_centre\\_area\\_action\\_plan](http://www.walsall.gov.uk/walsall_town_centre_area_action_plan)

Reference	Page	Policy/Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
<b>General</b>						
OMAAP1	Whole plan	Policy Justification site tables	Within the allocation column include policy reference e.g. AAPB1	No – Cross referencing	To make cross referencing easier for the reader and the document more user friendly.	No
OMAAP2	Whole plan	Maps	Update the maps in the document to take into account amendments to the AAP Policies Map and to reflect the latest designations of Listed Buildings. (See Appendix 1 at end of AAP modifications for the list of changes to historic listings)	No – for consistency	For consistency with the AAP Policies Map and to ensure plans are accurate.	No
-	Whole plan	All references in the plan to Policy INV7: Addressing Potential Site Constraints	Correct any inaccuracies in cross references to parts of Policy INV7.	No – editing only	To correct a minor error in the policy reference numbering.	No
-	Whole plan	Monitoring sections	Apply use of singular / plural indicator(s)/ target(s) consistently	No – editing only	To ensure standardisation throughout the Plan	No
-	Whole plan	All references in the plan to UDP Policies	Amend text from “saved UDP Policy” or “UDP Policy” to “UDP Saved Policy”	No – editing only	For consistency with the SAD	No
<b>Chapter 1: Introduction</b>						
No Modifications at this stage. However, it should be noted that this chapter will need to be modified at the adoption stage to reflect that work on the preparation of the plan will have been completed.						
OMAAP3	9	1.8 Key Evidence Consulted	Update text on Cannock Chase SAC :  An HRA screening exercise was conducted as part of the preparation of the Black Country Core Strategy	No – for clarification	To clarify text on the Council’s position in regards to meeting the requirements under the	No

			<p>(BCCS). The screening has formed the starting point for the assessment of all other subsequent Local Plan documents in Walsall. The HRA work for the BCCS could not rule out the possibility of likely significant effects in respect of Cannock Chase SAC, <u>and the Humber Estuary SAC/SPA/Ramsar<sup>[1]</sup> as a result of implementing the strategy.</u></p> <p>The basis for the future assessment of Local Plan documents is provided in paragraph 6.4 of the BCCS, which states:</p> <p><i>“6.4 The development of <u>housing</u> with its associated population growth may lead to indirect adverse impacts on Cannock Chase SAC. This is likely to be caused by increased visitor activities on Cannock Chase and is the subject of ongoing research. Depending on the outcome of this research, development plans and proposals may be required to demonstrate appropriate and proportionate measures sufficient to avoid or mitigate significant identified adverse impacts. Guidance may be given through subsequent local development plan documents.”</i></p>		<p>Habitat Regulations.</p>	
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<sup>[1]</sup> The Humber Estuary SAC/SPA/Ramsar was also considered as part of the BCCS HRA. However, since then no further technical work or correspondence has identified a need to develop a package of measures to mitigate any effects resulting from projects and / or plans in Walsall. The BCCS HRA screening also could not rule out the possibility of likely significant effects in respect of the Severn Estuary SAC/SPA/Ramsar, but this applies to areas of the Black Country other than Walsall as there is no apparent impact pathway linking it with Walsall

			<p>Some of the evidence presented at the BCCS examination suggested a potential need to consider whether new housing development within a 12 mile 'zone of influence' surrounding the perimeter of Cannock Chase SAC might have a significant effect. <u>The interpretation of the available evidence in respect of potential impacts to Cannock Chase SAC, as a result of increased recreational pressure associated with new housing development resulting in a net increase of housing, has resulted in the identification of a 15km Zone of Influence (ZOI) emerging from the SAC boundary. This 'zone of influence' ZOI would extends to overlap with the Walsall Town Centre AAP boundary. The council has set out its position in respect of the identified ZOI in its HRA screening assessment which accompanies the SAD and AAP. However, specifically in respect of the AAP, the overlapped affected area is small and the plan proposes only office and educational uses within it. These uses are not within scope of the current strategic mitigation approach for the SAC, and if residential development were to have been proposed in this area through the AAP the council believes the effects of new residents could be screened out on the basis of the distance from the SAC and the visitor profile that can be deduced using the available visitor survey data. In addition, the strategic mitigation approach opted for, in respect of the SAC, requires</u></p>			
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			<p><u>developer contributions only from residential development within 8km of the SAC (the Zone of Payment - ZOP) that results in a net increase of housing, the AAP is not affected by the ZOP. Consequently, the AAP does not propose the form of development capable of resulting in adverse effects to the SAC, it is also a significant distance from the SAC. On this basis, likely significant effects as a result of implementing the AAP have been screened out. fall within scope of the basis for assessment identified following the HRA screening of the BCCS.</u></p>			
<b>Chapter 2: Walsall Town Centre</b>						
-	11	Area Action Plan Objectives 2.2.1 Policy Justification	<p>Amend first sentence: “The BCCS provides the basis for the AAP vision and the AAP needs to be consistent with <del>in</del> <u>the</u> BCCS.”</p>	No – editing only	Deleting unnecessary word.	No

Chapter 3: A Place for Shopping						
Reference	Page	Policy/Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
OMAAP4	17	Policy AAPS2: New Retail Development Part b) of policy	Amend second sentence in part b) of policy: “Where retailing cannot be accommodated within or immediately adjacent to the Primary Shopping Area the Council will expect the following sites to be considered in order <u>as part of the sequential assessment.</u> “	No – for clarification	In response to a representation from Zurich Assurance on behalf of Columbia Threadneedle (18) to further clarify these sites are considered as part of a sequential assessment.	No
OMAAP5	19	Policy AAPS2: New Retail Development 3.2.1 Policy Justification Part aii) site table TC02	Amend wording under TC02 Site Details, second sentence: “The existing building does not make a positive contribution to the nearby heritage assets, <del>but any new development should not be above 3 storeys to avoid dominating the surrounding character.</del> <u>but any development should be of sensitive design to avoid dominating the surrounding character, with no more than 3 storeys at the Digbeth frontage and 5 storeys at the Freer Street frontage.</u> ”	No – for clarification	In response to a representation from Zurich Assurance on behalf of Columbia Threadneedle (18) to clarify wording around storey heights.	No
OMAAP6	21	Policy AAPS2: New Retail Development 3.2.1 Policy Justification Part b) site table TC07	Strengthen text under TC07 Site Details by deleting the following <del>Frontages could be strengthened to improve the site’s relationship with the town</del> and replacing with: “ <u>Any additional retail floorspace at Crown Wharf will be expected to strengthen the site’s integration with the centre through improved frontages and better pedestrian linkages.</u> ”	No – for clarification	In response to a representation from Zurich Assurance on behalf of Columbia Threadneedle (18) to strengthen the wording.	No

OMAAP7	AAP Policies Map	AAP Policies Map	Add reference number TC04a to The Bridge on the AAP Policies Map.	No - for clarification	For clarity	No
OMAAP8	24 – 25 (pages 26 – 27 of marked version)	Policy AAPS3: The New Walsall Market Part b) of policy and 3.3.1 Policy Justification	Add reference number TC04a to Policy AAPS3 Part b): “The area around The Bridge (TC04a) will be flexible...”  Add reference number TC04a to text in first paragraph: “The Council has committed to investing in the new market at The Bridge (TC04a), including public realm improvements...”	No - for clarification	For clarity	No

Chapter 4: A Place for Business						
Reference	Page	Policy/Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
MMAAP1	31 (page 33 of marked version)	Policy AAPB2: Social Enterprise Zone Part a) of policy	<b>Additional final sentence in Part a) of the policy:</b> <b><u>“Residential uses may be supported where buildings within the Social Enterprise Zone are historically listed if it can be demonstrated this is the best approach to maintaining the character of the buildings and that any proposal will not jeopardise the delivery of a Social Enterprise Zone. “</u></b>	Yes – change to policy	In response to a representation from Planning Prospects Ltd on behalf of Norton & Proffitt Developments Ltd (115a).	Yes
OMAAP9	33 (page 35 of marked version)	Policy AAPB3: Town Centre Employment Land Part b) of policy	Additional text to Part b) second sentence of policy: “Town centre uses <u>as shown on the AAP Policies Map</u> will be acceptable in principle subject to the other policies in Walsall’s Local Plan and provided that any remaining industry can be relocated satisfactorily, there are no physical constraints that would make the site unsuitable, and other relevant policy requirements are satisfied.”	No - for clarification	To provide clarity that consider for release site have an allocated use should the requirements of the policy be met and the land released.	No
MMAAP2	33-34 (page 35 - 37 of marked version)	Policy AAPB3: Town centre Employment Land Part b) of policy	<b>Additional column to site table in Part b) of policy – (see Appendix 2 at end of AAP modifications):</b> <b><u>Allocated Use (column heading)</u></b>  <b><u>“TC11 – Opportunities for residential development and Waterfront area (AAPLV1 and AAPINV4)</u></b>  <b><u>TC15 - Opportunities for residential development and Waterfront area (AAPLV1 and AAPINV4)</u></b>	Yes – change to policy	This extra column will signpost what use the ‘consider for release’ sites have been allocated as, making the plan easier to use and the information more accessible.	No -The change to the policy is for clarity only and the approach has already been appraised.



			<p><b><u>TC16 up to TC38 – Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u></b></p> <p><b><u>TC 46 and 48 – Opportunities for office development and education investment. Gigaport area (AAPB1, AAPLV2 and AAPINV3).</u></b></p> <p><b><u>TC47 – Opportunities for office development (AAPB1)”</u></b></p>			
OMAAP10	AAP Policies Map	AAP Policies Map - Site TC48 and TC46	Adjust shading so it is clearer the site is allocated for both education and office development	No - for clarification	To make the policy map easier to read.	No

Chapter 5: A Place for Leisure						
Reference	Page	Policy/Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
OMAAP11	36 (page 39 of marked version)	Figure 5.1	Update photo to show completed scheme	No – update of information	To ensure the plan is up-to-date	No
MMAAP3	37 (page 41 of marked version)	Policy AAPLE1 New Part g) of policy	<b>New Part g) of policy:</b> <b><u>“g) All proposals for leisure uses in the centre will be expected to accord with UDP Saved Policy S3: Integration of Developments into Centres especially where schemes are proposed towards the edge of the town centre boundary”.</u></b>	Yes – change to policy	To ensure the better integration of leisure uses in the centre.	Yes
OMAAP12	38 (page 42 of marked version)	Policy AAPLE1: New Leisure Developments 5.1.1 Policy Justification	Amend text in second paragraph to reflect completion of cinema scheme: “The AAP looks to address this issue by building on the cinema development <del>which is currently under construction, which was completed in March 2016,</del> to promote Walsall Waterfront as a leisure destination providing family orientated restaurants and a leisure offer that differs from the current provision.” “Specific locations for further large scale leisure developments have not been allocated through the AAP as there is no <u>current</u> evidence of further demand <del>beyond securing a cinema in the centre.”</del> ”	No– update of information	To ensure the text is up to date.	No
OMAAP13	39 (page 43 of marked version)	Policy AAPLE1: New Leisure Developments	Amend text to reflect completion of cinema scheme: “A key part of improving Walsall’s leisure offer <del>is well underway with the construction of a</del> <u>was delivered</u> ”	No– update of information	To ensure the text is up to date.	No

	version)	5.1.3 Delivery	with the completion of the new cinema at Walsall Waterfront. This scheme includes family orientated restaurants and <del>will create</del> <u>has created</u> a high quality location at the canalside, building on the surrounding leisure uses of the Art Gallery and hotel. It is anticipated that following the opening of this new facility in <u>March 2016</u> further leisure development will be attracted to the area, securing the second phase of the Waterfront cinema scheme.”			
OMAAP14	40 (page 44 of marked version)	Policy AAPLE2: Sport and Cultural Facilities Part f) of policy	Add AAP reference to Part f): “The public space at The Bridge (TC04a) will be promoted...”	No- for clarification	For consistency	No
OMAAP15	44 (page 48 of marked version)	Figure 5.2	Update the photo to show the completed cinema scheme.	No– update of information	To ensure the plan is up-to-date	No
MMAAP4	45 (page 50 of marked version)	Policy AAPLE4: Walsall Canal Part e) of policy	<b>Addition to Part e) of policy:</b> “Where possible, incorporating Green Infrastructure as part of development <u>including through sensitive design and landscaping proposals that will complement the canal network and the environmental infrastructure network (AAPLV8) by providing a natural setting and improving the ecological value of the network.</u> ”	<b>Yes – change to policy</b>	<b>In response to representations from the Environment Agency (2658) to strengthen the policy</b>	<b>No –</b> The modification strengthens the wording only and the inclusion of green infrastructure has already been subject to appraisal.
OMAAP16	46 (page 51 of marked version)	Policy AAPLE4: Walsall Canal 5.4.3 Delivery	Amend text to reflect completion of cinema scheme: “Much of the canalside land in Walsall town centre has already been subject to redevelopment, such as	No– update of information	To ensure plan is up to date.	No

	version)		the waterfront housing schemes, and the hotel development and recently completed cinema development. There is also a scheme nearing completion for a canalside leisure development anchored by a new cinema.”			
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Chapter 6: A Place for Living						
Reference	Page	Policy/Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
OMAAP17	50 (page 55 of marked version)	Policy AAPLV1: Residential Developments 6.1.2 Evidence	Update reference to SHLAA date of publication to 2016	No – update of information	To ensure the plan is up to date.	No
OMAAP18	52 (page 57 of marked version)	Policy AAPLV2: Education Part b) of policy	Change second Part b) of the policy to Part c) to rectify the duplication	No – editing only	To rectify duplication	No
OMAAP19	55 (page 60 of marked version)	Policy AAPLV3: Health Care Provision 6.2.1 Policy Justification	Amend text to reflect completion of Walk-in Centre relocation: “There is a current planning consent to relocate the NHS Walk-in Centre has recently been relocated from its current previous location in Digbeth (TC01) to a new location in the Saddler’s Centre on Bridgeman Street (TC04), which is consistent with this policy.”	No - update of information	To ensure the plan is up to date.	No
-	59 (page 64 of marked version)	6.5 Protecting the Character of Walsall Town Centre	Amend introduction wording: “Walsall’s historic environment is a set of unique assets that showcases the evolution...”	No– editing only	Grammatical change	No
OMAAP20	AAP Policies Map Key	AAP Policies Map key - AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness	Insert Text: “Conservation Areas (AAPLV5) (Refer also to separate mapping by Walsall Council / Historic England)”	No – for clarification	To make clear that the AAP Policies Map is showing designations made by other means / legislation so that designations might	No

					change from those shown in the plan. This modification does not propose a change to the Conservation Area designations shown at present.	
OMAAP21	59 (page 64 of marked version)	Policy AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness Part a) of policy	Amend wording in Part a) to show plans are available within the AAP as well as the Characterisation Study: “...with particular reference to the Characterisation Analysis and Sensitivity Plans featured in the town centre Characterisation Study (Figures 6.2 and 6.3 below).”	No – for clarification	For clarification	No
-	59 (page 64 of marked version)	Policy AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness Part c) of policy	Amend wording of Part c): “The Council will encourage the sensitive re-use of those buildings of special architectural or historic interest in accordance with BCCS Policy ENV2 and other Policies <u>in</u> Walsall’s Local Plan.”	No - editing only	Grammatical change	No
OMAAP22	61 (page 66 of marked version)	Policy AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness 6.5.1 Policy Justification	Include new paragraph at the end of the current policy justification text: “ <u>The mapping within this plan shows the buildings and conservation areas at the time of writing. As they are determined through separate legislation this may change through the plan period, therefore applicants and interested parties should review the most recent evidence alongside this plan</u> ”.	No – for clarification	It is possible that the listing of historic assets will change during the plan period and in order to ensure interested parties are aware that this is a possibility wording has been suggested.	No
OMAAP23	63 (page 68 of marked version)	AAPLV5: Protecting and Enhancing Historic Character	First bullet Point: Conservation Area boundaries <u>(note these might be</u>	No– for clarification	To make clear that the AAP Policies Map is showing designations	No

	version)	and Local Distinctiveness 6.5.2 Evidence	<u>subject to change and reference should be made to the latest mapping by Walsall Council / Historic England).</u>		made by other means / legislation so that designations might change from those shown in the plan. This modification does not propose a change to the Conservation Area designations shown at present.	
OMAAP24	69 (page 74 of marked version)	Policy AAPLV7: Enhancing the Public Realm 6.7.1 Policy Justification	Amend phrase in brackets at end of second paragraph: “(see also policy <del>ENV8- AAPLV8</del> <u>AAPLV8</u> ).”	No- for clarification	Correction of error in policy cross reference.	No
OMAAP25	69 (page 74 of marked version)	Policy AAPLV7: Enhancing the Public Realm 6.7.1 Policy Justification	Amend start of fifth paragraph to include site reference: “The Bridge area ( <u>TC04a</u> ) will be...”	No- for clarification	For clarification.	No

<b>Chapter 7: Transport, Movement and Accessibility</b>						
<b>Reference</b>	<b>Page</b>	<b>Policy/Section</b>	<b>Modification</b>	<b>Main Modification?</b>	<b>Reason for Modification</b>	<b>Sustainability Appraisal Required?</b>
OMAAP26	75 (page 80 of marked version)	Policy AAPT1: Pedestrian Movement, Access and Linkages Part a) of policy	Amend paragraphs iii) to v) of Part a): “iii) Give consideration to the ease of movement for those with limited mobility; <del>and</del> iv) Where appropriate provide enhanced signage, journey information, lighting and security; <u>and</u> v) Improve linkages to public transport and encourage sustainable travel.”	No- editing only	Grammatical change	No
OMAAP27	77 (page 82 of marked version)	Policy AAPT1: Pedestrian Movement, Access and Linkages 7.1.1 Policy Justification	Amend text in fourth paragraph for clarity: “The AAP Policies Map sets out one maintained Greenway, <u>and proposes to extend this Greenway with two new routes, as well as proposing two new Greenways. and two proposed Greenways.</u> ”	No- for clarification	For clarity and consistency with the wording in the policy.	No
OMAAP28	78 (page 83 of marked version)	Policy AAPT1: Pedestrian Movement, Access and Linkages 7.1.2 Evidence	Add reference to – “ <u>Metropolitan Strategic Cycle Network</u> ” “ <u>The West Midlands Integrated Transport Authority Cycle Charter (2014)</u> ”	No - update of information	In response to a representation from WMITA (2275)	No
OMAAP29	81 (page 86 of marked version)	Policy AAPT2: Cycling 7.2.2 Evidence	Add reference to – “ <u>Metropolitan Strategic Cycle Network</u> ” “ <u>The West Midlands Integrated Transport Authority Cycle Charter (2014)</u> ”	No - update of information	In response to a representation from WMITA (2275)	No
<b>MMAAP5</b>	<b>AAP Policies</b>	<b>AAP Policies Map - Walsall Bus Station</b>	<b>Colour the bus station in with the Opportunities for public transport investment (AAPT3) allocation. Add</b>	<b>Yes – change to policies</b>	<b>To be consistent with how we are showing the</b>	<b>No – St Paul’s was included at</b>



	Map		site reference number TC40a label.	map	sites where improvements to public transport are proposed. Site reference added for clarity.	Publication stage and has already been appraised.
MMAAP6	82 (page 87 of marked version)	Policy AAPT3: Public Transport Part b) of policy	Amend Part b) of policy: “Walsall Bus Station – St Paul’s (TC40a) will be <del>improved in terms of</del> enhanced to allow for the more efficient operation of buses along with improved customer experience and safety.”	Yes – change to policy	In response to ongoing discussions with Transport for West Midlands (TfWM) formally Centro around bus capacity in the centre.	Yes
MMAAP7	82 – 83 (page 88 of marked version)	Policy AAPT3: Public Transport New Part e) of policy	New Part e) for policy: “Improvements will be made to better link the different forms of public transport in the centre including improved pedestrian linkages, signage and travel information (AAPT1).”  Current part e) of the policy will become f)	Yes – change to policy	In response to a representation from WMITA (2275)	Yes
OMAAP30	83-84 (page 89 of marked version)	Policy AAPT3: Public Transport 7.3.1 Policy Justification	New paragraph after the fifth paragraph: “The West Midlands Strategic Transport Plan: Movement for Growth identifies a Key Route Network (KRN) across the Metropolitan area. The Walsall section of the KRN that falls within the AAP boundary includes Littleton Street West and Blue Lane West. The network will use road space effectively to cater for core bus routes and all types of road based rapid transit. The KRN will also allocate highway space for walking and cycling where appropriate.”	No - update of information	In response to a representation from WMITA (2275)	No

OMAAP31	84 (page 90 of marked version)	Policy AAPT3: Public Transport 7.3.2 Evidence	Include reference to - <u>“Black Country Rapid Transit review (2015)”</u>	No - update of information	In response to a representation from WMITA (2275)	No
OMAAP32	85 (page 90 of marked version)	Policy AAPT3: Public Transport 7.3.3 Delivery	Include additional bullet point - <ul style="list-style-type: none"> <li><u>“Work with the Combined Authority to deliver solutions as part of this new authority and will deliver such schemes and programmes within the Devolution Deal”.</u></li> </ul>	No - update of information	In response to a representation from WMITA (2275)	No
MMAAP8	86 (page 91 of marked version)	Policy AAPT4: Road Improvements Part a) of policy	Amend policy: <b>“a) Improvements or modification to the road system around the town centre are proposed in the locations identified on the AAP Policies Map. <u>Developments on the town centre ring road or developments elsewhere that would result in significant traffic being directed onto the ring road will be expected to contribute to the identified improvements in order to maintain an efficient road network.</u>”</b>	Yes – change to policy	<b>Outcomes of the traffic modelling have allowed for further work to be progressed on these schemes so wording has been included in the policy to strengthen the approach towards developer contributions to the improvements.</b>	<b>No –</b> Seeking developer contributions has already been appraised at Publication stage.
MMAAP9	86 (page 91 of marked version)	Policy AAPT4: Road Improvements Part b) of policy	Amend policy: <b>b) Other highway works may also be necessary to serve future development/investment opportunities or to allow for improvements in public transport.”</b>	Yes – change to policy	In response to a representations from WMITA (2275) to allow for highway improvements needed for enhancement to public transport	<b>No -</b> The approach of highway improvements for public transport is included in Publication

						policy T3 and has already been appraised.
MMAAP10	86 – 88 (page 91 - 92 of marked version)	Policy AAPT4: Road Improvements 7.4.1 Policy Justification	<p>Amend second paragraph:          “The AAP Policies Map <del>includes</del> <u>shows</u> a number of proposed improvements to highway junctions. <u>The identified junctions located on Littleton Street West and Blue Lane West identified on the AAP Policies Map fall within Key Route Network where capacity improvements will be encouraged to improve journey times for all road users.</u> The key priority is the ring road which suffers from congestion. Without improvements to increase capacity, there are likely to be further issues with both traffic and air pollution levels. Furthermore businesses looking to locate in Walsall town centre <del>may</del> <u>might</u> consider congestion to be a potential issue. <del>These improvements may require changes to pedestrian movement across the ring road as the way junctions operate is altered to increase capacity on the road network. There may be some areas along the ring road, for example the junction of Hatherton Street and Littleton Street, where land is needed to make improvements to the ring road and the Council will work with landowners and developers to minimise the impact of this on developments.</del> Initial Traffic modelling has been undertaken to understand the impact of future developments on the ring road in the short, medium and long term. The initial outcomes of the traffic modelling begin to support the view that improvements to key junctions along the ring road will be needed as new developments</p>	Yes – significant change to policy justification	In response to a representation from WMITA (2275)  Text included in the policy justification to explain the approach towards developer contributions to highway improvements.	No – The proposed junction improvements were included at publication and have already been appraised.

			<p>are delivered. <u>Developments on the Town Centre Ring Road or developments elsewhere that would result in significant traffic being directed onto the Ring Road will be expected to contribute through Section 106 to the identified improvements as shown on the AAP Policies Map. The table below provides indicative details on the schemes in further detail. <del>The other junctions identified are less of a priority...</del></u></p> <p>Insert table below:</p> <table border="1"> <thead> <tr> <th><u>Reference</u></th> <th><u>Scheme Name</u></th> <th><u>Indicative Scheme Details</u></th> </tr> </thead> <tbody> <tr> <td><u>J1</u></td> <td><u>Green Lane / Blue Lane West</u></td> <td><u>Improved pedestrian facilities and capacity improvements</u> :</td> </tr> <tr> <td><u>J2</u></td> <td><u>Littleton Street West / Stafford Street</u></td> <td><u>Traffic signal operation change.</u></td> </tr> <tr> <td><u>J3</u></td> <td><u>Littleton Street West/ Day Street</u></td> <td><u>Improved pedestrian facilities.</u></td> </tr> <tr> <td><u>J4</u></td> <td><u>Littleton Street West/ Tesco</u></td> <td><u>Traffic signal operation change.</u></td> </tr> </tbody> </table>	<u>Reference</u>	<u>Scheme Name</u>	<u>Indicative Scheme Details</u>	<u>J1</u>	<u>Green Lane / Blue Lane West</u>	<u>Improved pedestrian facilities and capacity improvements</u> :	<u>J2</u>	<u>Littleton Street West / Stafford Street</u>	<u>Traffic signal operation change.</u>	<u>J3</u>	<u>Littleton Street West/ Day Street</u>	<u>Improved pedestrian facilities.</u>	<u>J4</u>	<u>Littleton Street West/ Tesco</u>	<u>Traffic signal operation change.</u>			
<u>Reference</u>	<u>Scheme Name</u>	<u>Indicative Scheme Details</u>																			
<u>J1</u>	<u>Green Lane / Blue Lane West</u>	<u>Improved pedestrian facilities and capacity improvements</u> :																			
<u>J2</u>	<u>Littleton Street West / Stafford Street</u>	<u>Traffic signal operation change.</u>																			
<u>J3</u>	<u>Littleton Street West/ Day Street</u>	<u>Improved pedestrian facilities.</u>																			
<u>J4</u>	<u>Littleton Street West/ Tesco</u>	<u>Traffic signal operation change.</u>																			

			<u>J5</u>	<u>Littleton Street/ Hatherton Street</u>	<u>Junction capacity increase.</u>			
MMAAP11	AAP Policies Map	AAP Policies Map - Locations for junction improvements	Remove Wolverhampton Street / Blue Lane West, Arboretum junction, Dudley Street / Caldmore Road, Caldmore Road/ Upper Hall Lane and Bradford Street/ Vicarage Place junction improvements.			Yes – change to policies map	Recent work undertaken shows that alterations are only needed on five of the junctions and therefore no improvements are planned to Wolverhampton Street and Blue Lane West , Arboretum junction. Dudley Street / Caldmore Road, Caldmore Road/ Upper Hall Lane and Bradford Street/ Vicarage Place are currently subject to a new highway configuration scheme which will be completed shortly. As no further improvements are considered necessary during the plan period these junction improvements can be removed.	No – The removal of some junctions will not alter the overall impact of the policy which has already been appraised.
OMAAP33	AAP Policies	AAP Policies Map - Locations for	References numbers given to each junction improvement as set out in revised policy AAPT4			No – for clarification	To allow for cross reference between the	No

	Map	junction improvements			policy justification and the AAP Policies Map.	
OMAAP34	88 (page 93 of marked version)	Policy AAPT4: Road Improvements 7.4.2 Evidence	Include reference to – “ <u>Walsall Town Centre Ring Road Proposals Modelling Report (2016)</u> ”	No - update of information	Paper has since been produced using the updated modelling work.	No
MMAAP12	89 (page 95 of marked version)	<b>Policy AAPT5: Car Parking Part a ii) of policy</b>	<b>Deletion of text from Part a ii):</b> “ <del>short stay</del> <b>Except where there is a demonstrated need for dedicated provision, car parking within or on the edge of the AAP area will be available to serve the needs of the centre as a whole.</b> ”	<b>Yes – change to policy</b>	<b>To ensure the policy covers all form of parking required in the town centre.</b>	<b>No –</b> The widening of the policy to cover all parking does not change the aim, purpose or effect of the policy.
OMAAP35	91 (page 96 of marked version)	Policy AAPT5: Car Parking 7.5.1 Policy Justification Part a) site table	Additional text to last sentence on Challenge Block Site Details (TC41) “This solution may require improvements to the junction of Hatherton Street and Littleton Street. New development would need to provide a strong <u>multi floor frontage of at least 4 to 5 storeys high</u> to the ring road <u>to help enclose the public realm</u> ”.  Additional last sentence to Day Street car park Site Details(TC50) “ <u>New development would need to provide a strong multi floor frontage of at least 4 to 5 storeys high to the ring road to help enclose the public realm. Day Street, Wisemore, Bate Street and Stafford Street should reflect the scale of the surrounding buildings including the setting of the Leather Museum</u> ”.	No – for clarification	To strengthen text around the requirement for multi storey developments.	No
OMAAP36	92 – 93	Policy AAPT5: Car	Remove justification column from site table.	No- for	Deleted unnecessary text	No

	(page 98 - 102 of marked version)	Parking 7.5.1 Policy Justification Part b) site table		clarification	that repeats policy justification text	
OMAAP37	92 – 93 (page 98 - 102 of marked version)	Policy AAPT5: Car Parking 7.5.1 Policy Justification Part b) site table	<p>Additional last sentence to Challenge Block Site Details (TC41)  <u>“New development would need to provide a strong multi floor of at least 4 to 5 storeys high frontage to the ring road to help enclose the public realm”.</u></p> <p>Additional last sentence to Day Street car park Site Details(TC50)  <u>“New development would need to provide a strong multi floor frontage of at least 4 to 5 storeys high to the ring road to help enclose the public realm”.</u></p>	No - for clarification	To strengthen text around the requirement for multi storey developments.	No

Chapter 8: A Place for Investment						
Reference	Page	Policy/Section	Modification	Main Modification ?	Reason for Modification	Sustainability Appraisal Required?
OMAAP38	AAP Policies Map Key	AAP Policies Map - Opportunities for mixed town centre uses	Amends the key text: Opportunities for mixed town centre uses ( <u>AAPINV2</u> , <u>AAPINV3</u> , <u>AAPINV4</u> , <u>AAPINV6</u> )	No - for clarification	To make the mapping easier to use and to avoid any confusion	No
OMAAP39	98 (page 106 of marked version)	AAPINV1: Regeneration Strategy 8.1.1 Policy Justification	Amend wording in second paragraph: “... having a key role in most of the projects which have attracted <del>£370</del> <u>£415</u> million of investment in the town centre. <del>There are currently</del> <u>In 2015/16</u> 5 schemes <del>on site or recently were</del> completed in the town centre which <del>will alone delivered an additional</del> <u>£39</u> million of investment. The Council has played a key role...”	No - update of information	To ensure the plan is up to date.	No
OMAAP40	101-102 (page 101 of marked version)	AAPINV2: St Matthew’s Quarter 8.2.1 Policy Justification site table TC02	Amend wording under TC02 Further Information: “Part of site is high sensitivity (levels 1 and 2) as per Characterisation Study, so any new development should <del>not be above 3 storeys</del> <u>be of sensitive design, with no more than 3 storeys at the Digbeth frontage and 5 storeys at the Freer Street frontage</u> , to avoid dominating the streetscene.”	No – for clarification	In response to a representation from Zurich Assurance on behalf of Columbia Threadneedle (18) regarding storey heights.	No
OMAAP41	102 (page 101 of marked version)	AAPINV2: St Matthew’s Quarter 8.2.1 Policy Justification site table	Include site TC25 in the table: <u>“Site Ref: TC25</u> <u>Site Name: Goldmine Centre Area</u> <u>Allocation: AAPB2: Social Enterprise Zone</u> <u>Site Details: Partially within the PSA</u> <u>Capacity: Millennium House site could accommodate</u>	No– for clarification	To ensure the table cover all the sites within the area making the document more accessible and cross referencing easier.	No



			<p><u>1,803 sqm over 3 storeys</u></p> <p><u>Timescale: Long Term</u></p> <p><u>Further Information: The site is within Church Hill Conservation Area. Much of the site is high sensitivity (level 1) as per the Characterisation study due to the listed buildings, however Millennium House is considered to have a high capacity for change."</u></p>			
OMAAP42	104 (page 113 of marked version)	AAPINV2: St Matthew's Quarter 8.2.3 Delivery	<p>Update text:</p> <p>"It is anticipated that Primark will act as a catalyst for further retail development and <u>an 11 unit retail scheme on the site opposite has permission for started on site in February 2016. a retail scheme which is envisaged to start construction within the next 12 months."</u></p>	No – update of information	To ensure the plan is up to date.	No
MMAAP13	<b>AAP Policies Map and Key</b>	<b>AAP Policies Map - Gigaport Boundary AAPINV3</b>	<b>Add boundary called Walsall Gigaport including all sites with the outline permission and also TC37, TC47 and TC55. Add to the key: <u>Walsall Gigaport (AAPINV3)</u></b>	<b>Yes – change to policies map</b>	<b>To ensure that the policy map fully relates to sites covered by Policy AAPINV3.</b>	<b>No – The policy and allocation have already been appraised</b>
-	105 (page 115 of marked version)	AAPINV3: Walsall Gigaport Part b) of policy	<p>Amend text:</p> <p>The design of buildings should make the best use of the land <del>including multi-storeys and creating</del> a strong <u>multi storey</u> built-up frontage <u>of at least 4 to 5 storeys high</u> to Littleton Street. Any car parking proposed as part of the development should be well integrated and accord with Policy AAPT5.</p> <p>Any development should look to provide an attractive frontage to the Ford Brook river that offers <del>up</del> views and will provide opportunities to improve the</p>	No – for clarification	For clarity	No

			structure and habitat of the river. Consideration should also be given to the water quality of any site drainage <del>going into</del> <u>entering</u> the river.			
OMAAP43	107 (page 116 of marked version)	AAPINV3: Walsall Gigaport New Part e) of policy	Make last paragraph of the policy part <u>e)</u> of policy	No – for clarification	To make the policy easier to reference	No
OMAAP44	111-112 (page 121 - 214 of marked version)	AAPINV3: Walsall Gigaport 8.3.1 Policy Justification site table	<p>Include site TC45, TC44 and TC48 in the table.</p> <p><u>“Site Ref: TC45</u>  <u>Site Name: Walsall College</u>  <u>Allocation: AAPLV2 Education Investment</u>  <u>Site Details: Existing educational uses, unlikely to change. The creation of a high quality campus environment is encouraged</u>  <u>Capacity: N/A</u>  <u>Timescale: N/A</u>  <u>Further Information: N/A</u></p> <p><u>Site Ref: TC44</u>  <u>Site Name: Walsall College Business and Sports Hub</u>  <u>Allocation: AAPLV2 Education Investment</u>  <u>Site Details: Educational facilities at the front of the site positively contribute to the street scene. Further educational facilities to the rear are encouraged in order to create a campus environment.</u>  <u>Capacity: The rear of the B&amp;S Hub could accommodate up to 13,100 sum over 3 storeys</u></p>	No– for clarification	To ensure the table covers all the sites within the area making the document more accessible and cross referencing easier.	No

			<p><u>Timescale: Long Term</u> <u>Further Information: N/A</u></p> <p><u>Site Ref: TC48</u> <u>Site Name: 21 Portland Street</u> <u>Allocation: AAPB1 Opportunities for office development and AAPLV2 Educational Investment</u> <u>Site Details: Site in use for educational training</u> <u>Capacity: N/A</u> <u>Timescale: N/A</u> <u>Further Information: N/A</u></p> <p><u>Site Ref: TC49</u> <u>Site Name: Leather Museum</u> <u>Allocation: Policy AAPLE2: Sport and Cultural Facilities</u> <u>Site Details: Site in use as museum.</u> <u>Capacity: N/A</u> <u>Timescale: N/A</u> <u>Further Information: Locally listed building. Air quality issues along Littleton Street. Part of site in limestone consideration area (see Policy AAPINV7d)”</u></p>			
OMAAP45	111 (page 122 of marked version)	AAPINV3: Walsall Gigaport 8.3.1 Policy Justification site table	<p>Amend text for TC47 under the Allocation column to include <u>Consider for release employment land</u></p> <p>Amended text under Site Details column to read “<u>Consider for release employment land within adjacent to Gigaport masterplan area</u>”.</p>	No – for clarification	To provide further clarification for interested parties.	No

MMAAP14	117 (page 132 of marked version)	AAPINV4: Walsall Waterfront Part d) of policy	Amend Part d) of policy: “Waterfront South provides the opportunity to create a canalside community which supports the vitality of the centre and provides a high quality living environment. Residential uses will be suitable at the Kirkpatricks site (TC11), <del>William House and Stafford Works (TC14)</del> , and FE Towe Ltd, Charles Street (TC15) if the criteria in Policy AAPLV1(f) can be met.”	Yes – change to policy	For consistency with the AAP Policies Map and policy AAPLV1.	No – The SA considered the principle of residential in this area along with other uses so the impact of the policy has already been appraised.
OMAAP46	117 – 118 (page 132 - 133 of marked version)	AAPINV4: Walsall Waterfront New Part e) of policy	After part d) of the policy make the following additions:  e) Retail use, except small-scale complementary activities, will not be permitted on any of the Waterfront sites.  f) All proposals will be expected to:  i) <del>All development must</del> be of high design quality complementing the New Art Gallery, the canal (Policy AAPLE4) and the Conservation Area.  ii) <del>The development of the area should</del> relate positively, in visual and functional terms, to surrounding areas and particularly to the rest of the centre. Strong and secure pedestrian linkages will be required both to and within the development to encourage the maximum public access. In particular public access must be provided along the canal and at least one footbridge provided across the canal arm.	No – for clarification	To make the policy easier to reference	No

			g) Development opportunities adjacent to the canal will be expected to contribute towards the improvement and maintenance of the canal infrastructure and towpaths. All development within the area will be expected to protect, conserve and where possible, enhance heritage assets including the Canal Locks Conservation Area.			
MMAAP15	118 (page 133 of marked version)	AAPINV4: Walsall Waterfront Addition to last section of policy	<b>Addition to last paragraph of policy:</b>  “Development opportunities adjacent to the canal will be expected to contribute towards the improvement and maintenance of the canal infrastructure, and towpaths. All development within the area will be expected to protect, conserve and where possible, enhance heritage assets including the Canal Locks Conservation Area. <u>Schemes will also be expected to complement the natural environment of the canal and where possible provide green infrastructure (AAPLV8).</u> ”	Yes – change to policy	In response to a representations from the Environment Agency (2658)	No – This additional text has been appraised as part of other policies so does not need to be assessed again.
OMAAP47	118 (page 133 of marked version)	AAPINV4: Walsall Waterfront 8.4.1 Policy Justification	Update first paragraph text: “Waterfront North has been the location where the Council has sought to attract leisure development in the town centre, as per the Walsall Waterfront SPD, and the delivery of the 100-bedroom Premier Inn hotel and <u>the cinema scheme and associated restaurant has made a significant contribution to achieving this vision. is the first investment of this nature.</u> The next challenge therefore is to <u>continue to</u> deliver major leisure and entertainment uses on the remainder of the site”.	No– update of information	To ensure the plan is up to date.	No

OMAAP48	119 (page 134 of marked version)	AAPINV4: Walsall Waterfront 8.4.1 Policy Justification – site table TC08	Amend Waterfront Lex TC 08 Capacity: “ <del>4,824 sqm over 5 storeys (estimate from potential end user)</del> <u>19,254 sqm over 4 storeys (estimate)</u> ”.	No– update of information	To reflect current situation with site and ensure consistency with approach to capacity on other sites.	No
OMAAP49	119 (page 135 of marked version)	AAPINV4: Walsall Waterfront 8.4.1 Policy Justification – site table TC10	Update Waterfront North TC10 Site Details: <del>Planning consent (13/0440/FL) granted June 2013 for multiscreen cinema and associated leisure uses. Material amendments granted July 2014 (14/0779/FL)</del> “ <u>5 restaurants and cinema completed early 2016. Planning application for phase 2 (4 commercial/ restaurant units) was granted in June 2016 (16/0340)</u> ”	No– update of information	To ensure the plan is up to date.	No
OMAAP50	121 (page 136 of marked version)	AAPINV4: Walsall Waterfront 8.4.1 Policy Justification site table	Include sites TC12 and TC13 in the table.  <u>“Site Ref: TC12</u> <u>Site Name: Waterfront South green space</u> <u>Allocation: AAPLV8 Urban Open Space</u> <u>Site Details: Green space proving amenity space next to the canal</u> <u>Capacity: N/A</u> <u>Timescale: N/A</u> <u>Further Information: Adjacent Canal Locks Conservation Area. Part of site in limestone consideration area (see Policy AAPINV7d)</u>  <u>Site Ref: TC13</u> <u>Site Name: Walsall Art Gallery</u> <u>Allocation: AAPLE2 Sports, community, cultural</u>	No– for clarification	To ensure the table cover all the sites within the area making the document more accessible and cross referencing easier.	No

			<p><u>facilities</u></p> <p><u>Site Details: Key visitor attraction and cultural destination. The Council will look to enhance the environment in which the building sits and protect views to the building</u></p> <p><u>Capacity: N/A</u></p> <p><u>Timescale: N/A</u></p> <p><u>Further Information: N/A”</u></p>			
OMAAP51	125-126 (page 143 of marked version)	AAPINV5: Park Street Shopping Core 8.5.1 Policy Justification site table	<p>Include The Bridge allocation</p> <p><u>“Site Ref:TC04a</u></p> <p><u>Site Name: The Bridge</u></p> <p><u>Allocation: AAPS3 Walsall Market</u></p> <p><u>Site Details: Area with permission for the new Walsall Market (planning application 14/1871/FL)</u></p> <p><u>Capacity: Site area is 3,350sqm and will accommodate up to 80 stalls.</u></p> <p><u>Timescale: Short term (0-2 years)</u></p> <p><u>Further Information: Site is covered by Bridge Street Conservation Area. High sensitivity (level 2) as per Characterisation Study. Part of site in flood zones 2/3.”</u></p>	No– for clarification	To ensure the table cover all the sites within the area making the document more accessible and cross referencing easier.	No
-	138 (page 156 of marked version)	AAPINV5: Park Street Shopping Core 8.6.3 Delivery	<p>Correct typo:</p> <p>“It must be noted however that the Council has limited resources and the plan has set out <del>properties</del> <u>priorities</u> which are considered to have the most potential for knock-on benefits for the centre as a whole”.</p>	No- editing only	Grammatical change	No

OMAAP52	139 – 140 (page 157 – 158 of marked version)	AAPINV7: Addressing Potential Site Constraints Part a) of policy	<p>Amend text:</p> <p>“iv) The Council requires that:-</p> <ul style="list-style-type: none"> <li>- major development proposals incorporate a sustainable <u>urban</u> drainage system (SuDS) to manage surface water runoff, unless the applicant can demonstrate it is inappropriate to do so,</li> <li>- a drainage strategy based on SuDS principles, in accordance with the NPPF, non-statutory technical standards for sustainable drainage systems and / or any other local standards or SPDs, is provided for all major proposals that are not affected by any source of flood risk and that have a site area of less than 1 hectare.</li> <li>- <u>Developments</u> open up culverted watercourses where feasible as in accordance with BCCS Policy ENV5.</li> <li>- <u>Consideration is given to</u> the use of flood resilient finishes to buildings in Flood Zone 2 and 3 to limit the damage should flooding occur”.</li> </ul>	No – for clarification	For consistency within the policy and clarity	No
MMAAP16	141 (page 159 of marked version)	AAPINV7: Addressing Potential Site Constraints Part f) of policy	<p>Amend AAPINV7 Part f) as follows:</p> <p>“A minerals safeguarding area (MSA) is defined on the AAP Policies Map. This covers the whole of the Town Centre.</p> <p>This MSA for Walsall is based on the MSA shown on the BCCS Minerals Key Diagram, <del>which has been further refined to identify the extent of</del> and includes <u>all</u> minerals of local and national importance <del>occurring</del> in Walsall. These are as follows in the Town Centre:</p> <p>i. Sands and Gravels – <del>Bedrock (Triassic, Sherwood</del></p>	Yes – change to policy	For consistency with Proposed Modification to SAD Policy MIN1 in response to representations from the Mineral Products Association (441) and Coal Authority (681). Also to correct inaccuracies in bullet point i (there are no bedrock sand and gravel	Yes



			<p><del>Sandstone, Kidderminster Formation) and Superficial (River and Glacial)</del></p> <p>ii. Coal (Carboniferous- Upper and Lower Coal Measures) and associated minerals including fireclays</p> <p><del>iv-iii.</del> Limestone (Silurian – Barr and Wenlock Formations).</p> <p><del>Separate technical documents are available, containing maps showing the parts of Walsall where each of these minerals can be found. Indicative MSA(s) for each of the above mineral types can be found on Map 9.1 of the Walsall Site Allocation Document (SAD).</del></p> <p><del>In accordance with BCCS Policy MIN1, where non-mineral development is proposed in the MSA, which falls within the thresholds identified in BCCS Policy MIN 1 on sites of 5 hectares or more in the Town Centre, applicants will be expected to consider the feasibility of extracting any minerals present in advance of the development (“prior extraction”). It is recognised that in Walsall “prior extraction” of the above minerals will rarely be feasible. The Council will therefore support non-mineral developments within the MSA where it can be demonstrated that “prior extraction” is not feasible, such as in the situations described in BCCS Policy MIN1”.</del></p>		resources in the Town Centre) and to correct a typographical error (bullet point iv should be bullet point iii).	
MMAAP17	145 – 146 (page 163 –	AAPINV7: Addressing Potential Site Constraints Policy Justification	<p>Amend this section as follows:</p> <p><u>“The MSA shown on the AAP Policies Map covers the whole of Walsall Town Centre, as it is necessary to include all mineral resources of local and national</u></p>	Yes – significant change to policy	For consistency with Proposed Modifications to SAD Policy M1 and SAD Map 9.1, in response	Yes

	<p>164 of marked version)</p>	<p><b>AAPINV7 (f) Minerals Safeguarding Area</b></p>	<p><u>importance within it (NPPF paragraph 143 and Annex 2). There are sand and gravel, coal and limestone resources underlying the Town Centre, which have been extensively exploited in the past (see AAP INV7 (e) above). Indicative MSA(s) for each type of mineral in the Black Country have been identified in BCCS Appendix 7, and those covering Walsall Borough are shown on Map 9.1 of the SAD. Further information on the mineral resources present in Walsall, including the mineral resources underlying the Town Centre, can be found in the SAD &amp; AAP Minerals Technical Appendix. In accordance with current good practice guidance on minerals safeguarding, the MSA(s) for Walsall extend beyond the mineral resource areas, and include 'buffers' to protect potential mineral working areas from encroachment by other development.</u></p> <p>The <u>main</u> purpose of the <u>a</u> MSA is to safeguard <u>the</u> mineral resources <u>within it</u> from needless sterilisation by non-mineral development in accordance with BCCS Policy MIN1 and national policy guidance which states that minerals planning authorities should not normally permit other development proposals in minerals safeguarding areas where they might constrain future mineral extraction (NPPF paragraph 144). <u>However, Walsall Town Centre is remote from the Areas of Search identified for future mineral extraction in the SAD and from any other mineral resources in Walsall likely to be worked on a commercial basis. New development in the Town Centre will therefore not</u></p>	<p>justification</p>	<p>to representations from Mineral Products Association (441) and Coal Authority (681). Other changes also proposed for clarification and to remove repetition.</p>	
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			<p><u>constrain future mineral extraction.</u></p> <p><u>However, it is important to ensure that large scale developments in the Town Centre do not needlessly sterilise any mineral resources remaining beneath the ground within the development site.</u> The policy therefore requires planning applications for new development within the MSA, which fall within the BCCS Policy MIN1 thresholds (<u>which applies to developments of 5 hectares and over on urban sites</u>), to demonstrate that ‘prior extraction’ of minerals has been considered and applicants are expected to provide justification if ‘prior extraction’ is not proposed. The term ‘prior extraction’ means the extraction of minerals in advance of a redevelopment scheme, as a means of avoiding further sterilisation of the resource. <del>However, ‘prior extraction’ is only likely to be</del> <u>This is mostly likely to be feasible where minerals occur close to the ground surface, and where significant land remediation is below ground excavation works are required, and where there are no problems from ground contamination.</u></p> <p><del>The recent viability and delivery study</del> <u>SAD &amp; AAP Minerals Project report (2015)</u> by Amec Foster Wheeler has considered the potential for ‘prior extraction’ in Walsall. The study has identified situations where ‘prior extraction’ of sand and conglomerate may be able to provide a source of construction aggregates for use on-site or for sale, which may help offset the costs of individual</p>			
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			<p>development. <u>However, any limestone resources of economic value underlying the Town Centre are likely to have been removed in the past (see AAPINV7 (e) above), and 'prior extraction' of coal is only likely to be feasible in the urban areas of Walsall on very large sites where extensive remediation is required. Overall, the study concurs with the Council's view that "prior extraction" is rarely likely to be feasible or economically viable on small urban sites in Walsall, where mineral deposits are often covered by a significant overburden of 'made ground,' which is likely to affect the feasibility of working them. The policy therefore also adopts the same pragmatic approach as the BCCS, in recognising that in the urban areas of Walsall, the need for other new development to meet other strategic objectives will often outweigh the need to safeguard any minerals that remain present beneath the ground, even if it is feasible in practice to extract them."</u></p>			
MMAAP18	AAP Policies Map	AAP Policies Map – MSA Boundary	AAP Policies Map – replace existing MSA designation with the MSA designation shown on BCCS Minerals Key Diagram.	Yes – policies map	For consistency with Proposed Modifications to the SAD Policies Map in response to representations from Mineral Products Association (441) and Coal Authority (681).	Yes
MMAAP19	141 (page 160 of marked version)	AAPINV7: Addressing Potential Site Constraints New Part g) Nature Conservation	<p>New part of policy: <u>"g) Nature Conservation</u> <u>Development proposals in the town centre will be expected to comply with national policies, UDP Saved Policies and BCCS Policies along with other</u></p>	Yes – addition to policy	To ensure that developers are aware of the requirement to accord with other policies protecting the	No – as refers to current policies

			<b><u>requirements in respect to ecology, protected species and habitats.”</u></b>		<b>natural environment.</b>	
<b>MMAAP20</b>	<b>141</b> <i>(page 164 - 165 of marked version)</i>	<b>New AAPINV7(g) Policy Justification</b>	<b>New policy justification:</b>  <b><u>“AAPINV7(g) Nature Conservation: Walsall Town Centre is home to a number of rare and protected species including bats, black redstarts and birds of prey. It is therefore important that any proposals for the town centre are required to consider and where possible retain wildlife features and habitats. The policies within Walsall UDP and the BCCS provide the policy framework for nature conservation and sets out what information will need to be submitted to support any proposals which may affect any important habitat, species or geological feature to ensure that the likely impacts of the proposal can be fully assessed”.</u></b>	<b>Yes – addition to policy</b>	<b>To ensure that developers are aware of the requirement to accord with other policies protecting the natural environment.</b>	<b>No – as refers to current policies</b>

## Appendix 1 Mod Ref OMAAP2; Changes to the locally listed buildings shown on the mapping in the AAP document.

Locally Listed Building	Reason it has been removed
No.7 (HB Case Co) Hatherton Street, Walsall	Demolished
36 Wisemore, Walsall	Demolished
Globe Works (Jabez Cliff & Co Ltd) Lower Forster Street	Demolished
No. 21 to 23 Hatherton Street	Demolished
Ravenscraig works (1-7 Station Street) Bridgeman Street/Station Street, Walsall (Boak Building)	Statutory Listed Grade II and later Demolished
College of Art (originally science and art institute,	Statutory Listed Grade II - listed as: Institute of Science and Art, Bridgman Street (2004)
Digbeth Arcade	Statutory Listed Grade II - listed as: Victorian Arcade (including Nos. 59, 61 & 66 Lower Hall Lane, 39 & 40 Digbeth and 2-9 Bradford Street (2009)
Hatherton Works, Holtshill Lane	Statutory Listed Grade II

## Appendix 2 Mod Ref - MMAAP2- AAP Policy AAPB3 Revised Text and Table (pages 33 and 34)

### Policy AAPB3: Town Centre Employment Land

The Council will protect active industry within the town centre boundary through:

a) Allocating Albert Jagger (TC53) site as High Quality industry for safeguarding. The provisions of BCCS Policy EMP2 and UDP Saved Policy JP8 will apply. Proposals for non high quality industrial uses will be discouraged if they compromise the overall quality. If the current use relocates proposals for town centre uses will be considered acceptable.

b) Allocating and safeguarding local quality industry as “consider for release” to other uses under the provisions of BCCS policy DEL2, and subject to the need to ensure that the stock does not fall below the minimum requirement set out in BCCS Policy EMP3. Town centre uses as shown on the AAP policies map will be acceptable in principle subject to the other policies in Walsall’s Local Plan and provided that any remaining industry can be relocated satisfactorily, there are no physical constraints that would make the site unsuitable, and other relevant policy requirements are satisfied. A1 retailing will only be supported where proposals can demonstrate there are no more centrally located suitable development sites or vacant premises (Policy AAPS1: Primary Shopping Area). Housing will be supported where proposals accord with Policy AAPLV1: Residential Developments.

#### Consider for Release Employment Sites:

Site Reference	Site Name	<u>Allocation (if requirements of BCCS DEL2 are met)</u>
TC11	Kirkpatricks, Charles Street	<u>Opportunities for residential development and Waterfront Area (AAPLV1 and AAPINV4)</u>
TC15	FE Towe Ltd, Charles Street	<u>TC15 - Opportunities for residential development and Waterfront Area (AAPLV1 and AAPINV4)</u>
TC16	Station Street	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>

TC20 / 21	Midland Road / Bradford Street area	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC20	Midland Road	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC22	Vicarage Place/ Caldmore Road	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC23	Caldmore Road/ Upper Hall Lane	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC27	New Street	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC30	Ablewell Street east (Bank Street)	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC30	Ablewell Street east (Paddock Lane)	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC30	Ablewell Street east (Acorn Centre)	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC30	Ablewell Street east (Balls Street)	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC34	Intown area	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC34	Intown area (Intown Row/ Lower Rushall Street)	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC35	Upper Rushall Street/ Holtshill Lane	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC38	Lower Forster Street	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC46	East of Portland Street (Corner of Portland Street)	<u>Opportunities for office development and education investment. Gigaport area (AAPB1, AAPLV2 and AAPINV3).</u>
TC46 / 48	East of Portland Street (Garden Street) / 21 Portland Street	<u>Opportunities for office development and education investment. Gigaport area (AAPB1, AAPLV2 and AAPINV3).</u>
TC47	North of Portland Street (John	<u>Opportunities for office development (AAPB1)</u>



	Street)	
TC47	North of Portland Street area	<u>Opportunities for office development (AAPB1)</u>
TC47	North of Portland Street (Eccles Foundry)	<u>Opportunities for office development (AAPB1)</u>