



GOVERNMENT OFFICE
FOR THE WEST MIDLANDS

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6th December 2007

Dear Mike

PLANNING & COMPULSORY PURCHASE ACT 2004

I am writing with reference to your application of 21st September 2007 applying for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Walsall Metropolitan Borough Council Unitary Development Plan.

The Secretary of State's Direction and accompanying schedule is attached. Those policies not listed in the Direction will expire on 6th March 2008.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12 and Communities and Local Government Protocol on saving policies. The Secretary of State's decisions concern some policies where her views differ from those of your authority. Where these circumstances apply the Secretary of State's reasons for the decision are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is only intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. Local Planning Authorities should adopt a positive spatial strategy led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to timetables in local development schemes. Policies

have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the Regional Spatial Strategy.

Following 6th March 2008 the saved policies should be read in context. Where policies were originally adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and Strategic Housing Land Availability Assessments in relevant decisions.

Policy Ref	Reason	Decision
ENV22 Protected Species	Policy contrary to paragraph 15 of PPS9	Not Extended
ENV39 Renewable Energy and Energy Conservation	Policy could be applied more restrictively than PPS22	Not Extended
H8 Accommodation for Travelling People	Criteria in respect of Travelling Showpeople is more restrictive than Circular 04/2007 Planning for Travelling Showpeople and in respect of Gypsies and Travellers is more restrictive than Circular 1/2006 Planning for Gypsy and Traveller Caravan Sites	Not Extended

Signed by authority of the
Secretary of State



DAVID MARR
HEAD OF PLANNING AND HOUSING
GOVERNMENT OFFICE FOR THE WEST MIDLANDS



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**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN WALSALL METROPOLITAN BOROUGH
COUNCIL UNITARY DEVELOPMENT PLAN ADOPTED MARCH 2005**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

DAVID MARR
HEAD OF PLANNING AND HOUSING
GOVERNMENT OFFICE FOR THE WEST MIDLANDS

6th December 2007



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SCHEDULE

**POLICIES CONTAINED IN WALSALL METROPOLITAN BOROUGH
COUNCIL UNITARY DEVELOPMENT PLAN ADOPTED MARCH 2005**

Policy Number	Policy Name
2.1	Strategic Policy Statement
2.2	Fundamental Aims
2.3	The Local Dimension
2.4	Equal Opportunities and Social Considerations
GP1	The Sustainable Location of Development
GP2	Environmental Protection
GP3	Planning Obligations
GP4	Local Area Regeneration
GP5	Equal Opportunities
GP6	Disabled People
GP7	Community Safety
3.1	Strategic Policy Statement
3.2	The Countryside and Green Belt
3.3	The Countryside and Green Belt
3.4	The Countryside and Green Belt
3.5	The Countryside and Green Belt
3.6	Environmental Improvement
3.7	Environmental Improvement
3.8	Environmental Improvement
3.9	Derelict Land Reclamation
3.10	Derelict Land Reclamation
3.11	Forestry and Trees
3.12	Nature Conservation
3.13	Building Conservation & Archaeology
3.14	Building Conservation & Archaeology
3.15	Building Conservation & Archaeology

Policy Number	Policy Name
3.16	Design and Development
3.17	Renewable Energy and Energy Efficiency
3.18	Water Resources
ENV1	The Boundary of the Green Belt
ENV2	Control of Development in the Green Belt
ENV3	Detailed Evaluation of Proposals in the Green Belt
ENV4	Major Developed Sites in the Green Belt
ENV5	Stabling and Riding of Horses and Ponies
ENV6	Protection and Encouragement of Agriculture
ENV7	Countryside Character
ENV8	Great Barr Hall & Estate and St. Margaret's Hospital
ENV9	Environmental Improvement Initiatives
ENV10	Pollution
ENV11	Light Pollution
ENV12	Hazardous Installations
ENV13	Development Near Power Lines, Substations & Transformers
ENV14	Development of Derelict and Previously-Developed Sites
ENV15	Forest of Mercia
ENV16	Black Country Urban Forest
ENV17	New Planting
ENV18	Existing Woodlands, Trees and Hedgerows
ENV19	Habitat & Species Protection
ENV20	Local Nature Reserves
ENV21	Sites of Local Importance for Nature Conservation
ENV23	Nature Conservation and New Development
ENV24	Wildlife Corridors
ENV25	Archaeology
ENV26	Industrial Archaeology



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Policy Number	Policy Name
ENV27	Buildings of Historic or Architectural Interest
ENV28	The Local List of Buildings of Historic or Architectural Interest
ENV29	Conservation Areas
ENV30	Registered Parks and Gardens
ENV31	Continued Protection of the Historic Built Environment
ENV32	Design and Development Proposals
ENV33	Landscape Design
ENV34	Public Art
ENV 35	Appearance of Commercial Buildings
ENV36	Poster Hoardings
ENV37	Small Poster Panel Advertisements
ENV38	Telecommunications Equipment
ENV40	Conservation, Protection and Use of Water Resources
4.1	Modernising Employment Areas
4.2	Meeting the Need for Land Buildings
4.3	Meeting the Need for Land Buildings
4.4	Core Employment Areas and Best Quality Sites
4.5	Other Employment Areas
4.6	The Service Sector
JP1	New Employment Sites
JP2	Improving the Employment Land Supply
JP3	Rail-Served Sites
JP4. 1	East of M6 Junction 10
JP4.2	James Bridge (former IMI Works)
JP5	Core Employment Areas
JP6	Best Quality Sites
JP7	Use of Land and Buildings in Other Employment Areas
JP8	Bad Neighbour Industrial Uses

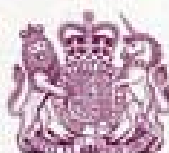
Policy Number	Policy Name
5.1	Strengthening our Centres
5.2	Strengthening our Centres
5.3	Strengthening our Centres
5.4	The Sequential Approach
5.5	The Sequential Approach
5.6	The Sequential Approach
5.7	The Sequential Approach
5.8	The Sequential Approach
5.9	Opportunities for Development Investment
5.10	Opportunities for Development Investment
5.11	Improvements to Centres
S1	Definition of Town Centre Uses
S2	The Hierarchy of Centres
S3	Integration of Developments into Centres
S4	The Town & District Centres: General Principles
S5	The Local Centres
S6	Meeting Local Needs
S7	Out-of-Centre and Edge-of-Centre Developments
S8	Housing in Town Centres
S9	Amusement Centres & Arcades
S10	Hot Food Take-Aways
S11	Drive-Through Facilities
S12	Petrol Filling Station Shops
S13	Nurseries, Garden Centres and Builder's Merchants
S14	Farm Shops
S15	Banking and Cashpoint Facilities
S16	Internet Shopping
S17	Shopmobility
6.1	The Existing Housing Stock



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Policy Number	Policy Name
6.2	The Existing Housing Stock
6.3	Housing Supply
6.4	Housing Supply
6.5	Meeting Housing Needs
6.6	Meeting Housing Needs
H1	Renewal of Existing Residential Areas
H2	Land Allocated for New Housing Development
H3	Windfall Sites and Conversion of Existing Buildings
H4	Affordable Housing
H5	Housing for People with Special Needs
H6	Nursing Homes and Rest Homes for the Elderly
H7	Hostels and Houses in Multiple Occupation
H9	Minimum Densities
H10	Layout, Design and Dwelling Mix
7.1	Transport
7.2	Transport
7.3	Transport
7.4	Accessible Transport for Everyone
7.5	Bus Services
7.6	The Rail Network
7.7	Roads
7.8	Walking
7.9	Cycling
T1	Helping People to Get Around
T2	Bus Services
T3	The Rail and Metro Network
T4	The Highway Network

Policy Number	Policy Name
T5	Highway Improvements
T6	Traffic Calming
T7	Car Parking
T8	Walking
T9	Cycling
T10	Accessibility Standards – General
T11	Access for Pedestrians & Cyclists
T12	Access by Public Transport
T13	Parking Provision for Cars, Cycles and Taxis
8.1	Providing for Leisure and Community Needs
8.2	Entertainment and Cultural Facilities
8.3	Urban Open Spaces
8.4	Greenways
8.5	Sport and Recreation
8.6	Canals and Waterways
8.7	Education, Health and Community Facilities
8.8	Education, Health and Community Facilities
8.9	Education, Health and Community Facilities
LC1	Urban Open Spaces
LC2	Proposed Open Space
LC3	Children's Play Areas
LC4	Allotment Gardens
LC5	Greenways
LC6	Sports Pitches
LC7	Indoor Sport Including Health & Fitness Centres
LC8	Local Community Facilities
LC9	Canals



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Policy Number	Policy Name
LC10	Wolverhampton University, Walsall Campus, Broadway
LC11	Land for Cemetery Extension, Bentley Lane
9.1	Minerals
9.2	Safeguarding of Mineral Resources
9.3	Safeguarding of Mineral Resources
9.4	Sustainable Use of Minerals
9.5	Over Intensification
9.6	Updating of Conditions
9.7	Transport of Materials
9.8	Restoration
9.9	Aggregates
9.10	Clays
9.11	Coal
M1	Minerals Safeguarding Areas
M2	Branton Hill Lane Quarry, Aldridge
M3	Birch Lane Quarry, Aldridge
M4	Working of Etruria Marl and Fireclay
M5	Etruria Marl – North of Stubbers Green Road
M6	Etruria Marl – South of Stubbers Green Road
M7	Birch Coppice
M8	Brownhills Common
M9	Working of Coal
10.1	Waste Management
10.2	Proximity
10.3	The Waste Hierarchy
10.4	Waste Minimisation, Recycling and Composting
10.5	Incineration with Energy Recovery

Policy Number	Policy Name
10.6	Landfill
10.7	Safeguarding the Environment
WM1	Consideration of Proposals for Waste Management Activities
WM2	Control of Landfill, Land Raising and Other Waste Deposition
WM3	Special Wastes
WM4	Provision of Recycling Facilities in Development Schemes
WA1	Primary Shopping Area
WA2	The Market
WA3	Other Town Centre Uses
WA4	Walsall College of Art and Technology – St. Paul's Campus
WA5	Conservation Areas and Areas of High Townscape Value
WA6	Community Safety - CCTV
WA7	Development / Investment Opportunities
WA8	Hatherton Street / Littleton Street / Albert Street
WA9	In town
WA10	Lower Hall Lane / Digbeth / Old Square
WA11	Upper Rushall Street / Ablewell Street / The Ditch
WA12	Town Wharf ("Walsall Waterfront")
WA13	Littleton Street West / Wisemore / Garden Street / Portland Street
WA14	Town Centre Transport Interchange
WA15	Bus Services
WA16	Rail Services
WA17	Road Improvements
WA18	Provision of Car Parking
WA19	Pedestrians, Cyclists and Disabled People
AL1	Primary Shopping Area
AL2	Environmental Improvement



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Policy Number	Policy Name
AL3	The Croft
AL4	The Precinct
AL5	Land at High Street / Little Aston Road
AL6	Rail Station
AL7	Pedestrian and Cycle Routes
AL8	Traffic Circulation and Bus Priority
AL9	Car Parking
BX1	Primary Shopping Area
BX2	The Market
BX3	Conservation Areas
BX4	Urban Open Spaces
BX5	Environmental Improvements
BX6	Development / Investment Opportunities
BX7	The Market Centre
BX8	South East of High Street
BX9	Improved Passenger Rail Facilities
BX10	Improvements to Bus Facilities
BX11	Pedestrian and Cycle Routes
BX12	Traffic within the District Centre
BX13	Car Parking
BR1	Primary Shopping Area
BR2	Brownhills Market
BR4	Redevelopment / Refurbishment Schemes
BR5	Heritage
BR6	Public Art
BR7	Environmental Enhancement
BR8	Retail Development Opportunities

Policy Number	Policy Name
BR9	Leisure, Service and Community Development Opportunities
BR10	Transport Interchange
BR11	Traffic Within the Centre
BR12	Bus Facility Improvements
BR13	Pedestrian Routes
BR14	Cycle Access and Parking
BR15	Car Parking Provision
DA1	Primary Shopping Area
DA2	Darlaston Market
DA3	Environmental Enhancement
DA4	Urban Open Spaces
DA5	Housing Developments
DA6	Other Town Centre Uses
DA7	Bus Facilities
DA8	Pedestrians and Cyclists
DA9	Car Parking
WH1	Primary Shopping Area
WH2	The Market
WH3	Environmental Enhancement
WH4	Development / Investment Opportunities
WH5	Rail Station and Transport Interchange
WH6	Buses
WH7	Pedestrians
WH8	Provision for Cyclists
WH9	Traffic Management
WH10	Parking