

Walsall Town Centre Area Action Plan (AAP) Further Proposed Modifications

Following consultation between 7th November 2016 and 19th December 2016 on the “Pre-Submissions Proposed Modifications”, the Council is proposing to submit Walsall Town Centre AAP to the Secretary of State for examination. As part of the submission the Council is proposing some further minor modifications in light of the consultation responses received at the last stage and to correct any factual errors. There is no public consultation on these modifications and the Council will invite the inspector to consider these modifications as part of the examination of the plan.

The table in the following pages sets out the proposed further modifications.

Text proposed to be deleted is shown as ~~strike through~~, text proposed to be added is shown underlined. Modifications that were proposed at the Pre-Submission Modification stage are in blue.

The page numbers in black are from the Publication Stage AAP www.walsall.gov.uk/aap_publication_draft_plan.pdf and the page numbers in red are from the Pre-Submission Proposed Modifications track changes version of the AAP www.walsall.gov.uk/wtcaap_pre-sub_mods_marked_changes.pdf.

Reference	Page	Policy/Section	Modification	Reason for Modification
FPMAAP01	45 50	Policy AAPLE4: Walsall Canal 5.4.1 Policy Justification	Additional text to first paragraph of 5.4.1 Policy Justification “Any development next to the canal should improve the canal corridor through sensitive design and landscaping. Where feasible and practical developments should look to incorporate some form of edge softening and enhance the canal’s value as a wildlife corridor. <u>Landscaping proposed along the canal corridor will need to be accompanied by appropriate management and maintenance plans to ensure the natural environment of the waterway is not adversely affected and that there is no impact to safe navigation of the waterway.</u> ”	In response to representations from the Canal & River Trust. (3539).
FPMAAP02	117 132	Policy AAPINV4: Walsall Waterfront. Part d)	Amend policy cross-reference: “d) Waterfront South provides the opportunity to create a canalside community	To amend the policy cross-referencing.

			which supports the vitality of the centre and provides a high quality living environment. Residential uses will be suitable at the Kirkpatricks site (TC11), William House and Stafford Works (TC14) , and FE Towe Ltd, Charles Street (TC15) if the criteria in Policy AAPLV1 (f) <u>b</u> can be met.”	
FPMAAP03	142 161	Policy AAPINV7: Addressing Potential Site Constraints 8.7.1 Policy justification AAPINV7(a) Flooding	Amend Policy Justification AAPINV7(a) Flooding last paragraph : “Overall, <u>as the chance of a blockage is low but there is some possibility of the</u> or <u>capacity being exceeded, is extremely low</u> an early warning system is considered the best solution to managing flood risk in the centre.”	In response to representations from the Environment Agency (2658).
FPMAAP04	146 165	Policy AAPINV7: Addressing Potential Site Constraints 8.1.3 Delivery	Amend first bullet point of 8.1.3 Delivery “ <u>Support the Environment Agency in delivering</u> Look to deliver through CIL an early warning system for the centre to reduce the impact of flooding on developments and the cost of mitigation on developers.”	In response to representations from the Environment Agency (2658).