



Walsall Council

Regeneration Directorate

Your Ref:

Our Ref:

Date:

15th November 2010

Ask for:

Direct Line:

Email:

Director

The Appleton Group

17 Chorley Old Rd

Bolton

BL1 3AD

18 NOV 2010

(Copy sent to Lynne)
k.chris@walsall.gov.uk

Land at Bentley Lane, Walsall

Thank you for your letter stating your intent to pursue employment and leisure provision on this site. I would emphasise that this reply provides general guidance on how this matter could be progressed, and in no way prejudices a view that officers or the Council may take in relation to any proposal on your part. I deal firstly with the policy framework, and then with the specific proposal and accompanying sketch plan.

At present, as we discussed, any proposal involving industry on this site would constitute inappropriate development according to both PPG2 and the Council's UDP. The UDP, however, does allocate this site for open space and formal commercial leisure facilities under policy LC2.2. Paragraph 3.14D of the RSS (which has been reinstated as a result of the Cala Homes Judgement in the High Court as of 10th November), states that a strategic objective is to retain the Green Belt, but to allow an adjustment of boundaries where this is necessary to support urban regeneration. However, the Black Country Core Strategy Inspector's report, which was published on October 15th, also carries significant weight, given that the Core Strategy, and the evidence base underpinning it, was found to be sound. The Inspectors consider, in their paragraph 25, that there is no overriding need for the release of Greenbelt or further greenfield land for new employment development in the Black Country, though a review of the Plan might be necessary if significant amounts of readily available land for employment development do not come forward in the required quantities. It is expected that the Core Strategy will be adopted in early 2011.

In this context I feel that the most appropriate way to progress any scheme on your part would be through the Walsall Local Development Framework, specifically the production of the Land Allocations Document. The timescale for this, according to the Council's current Local Development Scheme, is set out as follows:

Start: October 2010

Consultation: June 2011

Publication, November 2012

Submission to the Secretary of State: February 2013

Pre-examination meeting: April 2013

Examination: June 2013

Adoption: February 2014.

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