

**Appendix J:**

**Sustainability Appraisal of Walsall Site Allocation Document (SAD):**

**High Level Appraisal of SAD Policies (January 2016) – Summary**

**See SAD SA Matrices (Excel Spreadsheets) for Full Details of High Level SA of SAD Policies and Detailed SA of SAD Policies M8 and M9**

<b>Appraisal of SAD (January 2016) – SA Scoring</b>														
<b>SAD Policies</b>	<b>Walsall SAD &amp; AAP – Revised SA Objectives (July 2015)</b>													
	<b>SA1</b>	<b>SA2</b>	<b>SA3</b>	<b>SA4</b>	<b>SA5</b>	<b>SA6</b>	<b>SA7</b>	<b>SA8</b>	<b>SA9</b>	<b>SA10</b>	<b>SA11</b>	<b>SA12</b>	<b>SA13</b>	<b>SA14</b>
<b>RC1: Regeneration Corridors</b>	+	?	+	+	?	+	+	+	?	0	+	+	+	?
<b>HC1: Land Allocated for New Housing Development</b>	+	+	0	+	0	?	+	?	+	0	?	++	++	++
<b>HC2: Development of Other Land for Housing</b>	0	+	0	++	+	0	0	++	++	0	0	++	+	0
<b>HC3: Affordable Housing and Housing for People with Special Needs</b>	0	+	0	++	+	0	0	++	++	0	0	++	+	0
<b>HC4: Accommodation for Gypsies and Travellers and Travelling Showpeople</b>	0	0	0	++	0	0	++	++	+	0	0	+	+	+
<b>IND1: Existing High Quality Industry</b>	0	0	0	0	+	0	0	+	0	0	0	0	0	0
<b>IND2: Potential High Quality Industry</b>	0	0	+	0	++	++	+	+	0	?	++	0	0	+
<b>IND3: Retained Local Quality Industry</b>	0	0	+	0	+	+	+	+	0	0	+	0	0	+
<b>IND4: Local Quality Industry Consider for Release</b>	0	0	++	0	+	0	+	+	0	0	+	+	0	+
<b>IND5: New Employment Opportunities</b>	0	0	0	++	0	+	0	+	+	0	0	+	+	0

SLC1: Local Centres	0	0	0	++	0	++	+	+	++	0	0	0	++	0
SLC2: Local Centres Development Opportunities	0	0	0	++	0	++	+	+	++	0	0	0	++	0
OS1: Open Space, Sport and Recreation	0	?	+	0	+	+	-	+	+	0	0	0	+	+
LC5: Greenways	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LC11: Land for Cemetery Extension, Bentley Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UW1: University of Wolverhampton, Walsall Campus	0	+	+	+	0	+	+	+	+	0	0	+	+	+
GB1: Green Belt Boundary	+	++	++	+	+	0	+	+	+	++	+	++	0	+
GB2: Control of Development in the Green Belt and Countryside	+	++	++	+	+	0	+	+	+	++	+	++	0	+
EN1: Natural Environment Protection, Management and Enhancement (Proposals)	0	++	+	+	+	-	+	+	++	-	+	+	0	+
EN2: Ancient Woodland	+	++	+	+	++	0	0	+	++	0	0	0	0	0
EN3: Flood Risk	0	+	++	++	?	0	++	++	+	0	0	+	+	++
EN4: Canals	+	?	+	+	+	?	?	+	+	0	0	0	+	+

EN5: Development in Conservation Areas	?	?	0	+	++	0	?	+	+	?	?	+	?	0
EN6: Highgate Brewery (IN47)	0	?	0	+	++	+	?	+	++	+	?	+	?	0
EN7: Great Barr Hall and Estate and the former St. Margaret's Hospital	?	+	0	+	++	0	?	+	++	?	?	+	?	0
Policy W1: Future Waste Management Requirements	0	0	0	+	0	+	0	0	0	+	+	+	0	0
Policy W2: Existing Waste Management Sites	?	0	?	0	0	++	0	0	0	++	0	?	?	?
Policy W3: New Waste Management Development – Waste Treatment and Transfer	?	?	?	?	0	++	?	0	+	++	0	+	+	?
Policy W4: New Waste Management Development – Waste Disposal	0	0	0	?	0	+	0	0	++	0	0	+	0	0
Policy M1: Safeguarding of Mineral Resources	0	0	0	0	0	0	0	0	+	+	0	+	0	0
Policy M2: Safeguarding of Minerals Infrastructure	?	?	?	0	0	++	0	0	?	++	0	?	?	?
Policy M3: Secondary and Recycled Aggregates	?	?	?	0	0	+	0	0	?	++	0	?	?	?
Policy M4: Sand and Gravel Extraction – Birch Lane	?	0	0	?	0	+	?	+	?	+	0	?	?	0
Policy M5: Sand and Gravel Extraction – Branton Hill	0	?	?	?	?	+	?	?	-	+	0	-	?	?

Policy M6: Brickworks	0	-	?	0	0	++	0	0	-	++	0	0	-	?
Policy M7: Brick Clay Extraction – Stubbers Green	0	-	?	0	0	++	0	0	-	++	0	?	0	?
Policy M8: Brick Clay Extraction – Other Areas	?	--	?	?	?	?	?	?	--	+	+	--	?	?
Policy M9: Coal and Fireclay Extraction - Brownhills	?	--	-	-	?	?	-	-	--	+	-	--	-	?
Policy M10: Energy Minerals - Unconventional Hydrocarbons	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T2 Bus services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T3 The Rail Network	0	0	0	0	0	+	0	0	+	0	?	0	0	0
T4 The Highway Network	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T5 Highway Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Key to the Objectives Testing Matrix Outcomes	
Likely strong compatibility	++
Likely compatibility	+
Relationship likely to be neutral	0
Likely incompatibility	-
Likely strong incompatibility	--

Compatibility uncertain	?
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Revised SAD and AAP SA Objectives (July 2015)	
<b>SA1</b>	<b>Air Quality</b> - Minimise emissions of potentially harmful air pollutants from new development in Walsall and exposure of "sensitive receptors" to poor air quality in the parts of Walsall Borough where monitoring shows that the national air quality objectives for nitrogen dioxide (NO <sub>2</sub> ) are not being met and/ or that there are high levels of other potentially harmful air pollutants
<b>SA2</b>	<b>Biodiversity and Geodiversity</b> - Conserve, protect, enhance and restore Walsall's biodiversity and geodiversity by ensuring that new development contributes towards the establishment of coherent and resilient ecological networks, makes provision for enhancement of biodiversity and geological conservation wherever possible, and does not harm the integrity of European Sites or cause further loss, harm or deterioration of designated sites, other important wildlife habitats, and geological features, or compromise existing ecological networks
<b>SA3</b>	<b>Climate Change</b> - Reduce Walsall's contribution towards climate change and adapt to the unavoidable effects of climate change on the Borough, by promoting developments that avoid, reduce or minimise emissions of harmful greenhouse gases, including carbon dioxide (CO <sub>2</sub> ), and by identifying opportunities to mitigate the anticipated effects on key infrastructure and other important assets
<b>SA4</b>	<b>Communities and Population</b> - Support the development of strong, sustainable and inclusive communities in Walsall by developing well designed housing that meets current and future housing needs in locations that support the transition to a low carbon future and are resilient to the unavoidable effects of climate change, have a good standard of amenity and are accessible to existing and planned employment areas and social infrastructure; enable the development of appropriately located new social infrastructure where there is a need, and ensure that other new developments will have a positive effect on the quality of life for local communities, and will not be harmful to their amenity, health and well-being
<b>SA5</b>	<b>Cultural Heritage</b> - Conserve, protect and enhance Walsall's cultural heritage by encouraging better management of conservation areas and historic parks and gardens, by identifying appropriate, viable and beneficial uses for vacant historic buildings, and by ensuring that new development does not compromise the quality or character of heritage assets and their settings or destroy features or archaeology of national or local importance
<b>SA6</b>	<b>Economy and Centres</b> - Promote sustainable, low carbon economic growth and retain businesses and jobs in Walsall by identifying and safeguarding sufficient land for employment and training of the right quality in appropriate and accessible locations to meet the needs of local businesses and potential investors, without compromising the amenity of local communities or the operation of other businesses, by helping to address barriers to sustainable economic growth and investment where possible, such as providing new infrastructure where it is needed to support existing and future businesses, and by identifying opportunities for retail, office and leisure development in centres to meet anticipated requirements
<b>SA7</b>	<b>Equality and Diversity</b> - Reduce inequalities which result from social-economic disadvantage by ensuring that the diverse needs of communities in Walsall are met by planned housing and other developments, and ensure that groups or individuals with protected characteristics, as defined in the Equalities Act 2010, do not suffer direct or indirect discrimination as a result of policies that are included or omitted, including ensuring that developments intended for use specifically by protected or disadvantaged groups, or by them in conjunction with others, are in accessible locations, which are not exposed to significant environmental problems and are likely to be resilient to climate change effects
<b>SA8</b>	<b>Health and Wellbeing</b> - Improve the health and well-being of Walsall residents and address health inequalities by ensuring that new development supports healthy lifestyles and wellbeing and does not present unacceptable risks to the health, safety and wellbeing of local communities and people who visit Walsall for work, shopping or leisure, by developing new health and social care facilities where there is a need, and by ensuring that health and social care facilities are accessible to those they are meant to serve and are likely to be resilient to climate change effects
<b>SA9</b>	<b>Landscape and Townscape</b> - Conserve, protect and enhance the landscape and townscape by developing an environmental infrastructure network for Walsall that protects valued areas and provides opportunities to improve areas of lesser quality, and by ensuring that new development is well designed, of a type and scale appropriate to its surroundings, and respects the character of buildings, spaces and other features where they contribute positively to the environment
<b>SA10</b>	<b>Material Resources</b> - Use Walsall's material resources prudently and efficiently by safeguarding mineral resources and mineral and waste infrastructure, by addressing identified mineral supply requirements, by supporting proposals that would reduce waste and manage unavoidable waste in accordance with the "waste hierarchy," and by enabling the provision of the infrastructure needed for treatment, transfer and disposal of waste and manufacture and distribution of mineral products in appropriate locations, where operations will not endanger human health, or cause unacceptable harm to the environment, or the amenity and wellbeing of local communities
<b>SA11</b>	<b>Renewable and Low Carbon Energy</b> - Reduce Walsall's reliance on non-renewable, carbon based energy sources, by minimising energy consumption, by increasing the capacity available to generate energy and fuel from renewable and low carbon sources including waste that cannot be re-used or recycled, by identifying opportunities for co-location of new energy generating infrastructure near to complementary land uses where there is scope to use residual heat, and by delivering more affordable, secure and reliable supplies of energy to local communities and businesses, in ways that will not generate harmful pollutants or have other adverse effects on the environment, and will be resilient to climate change effects
<b>SA12</b>	<b>Soil and Ground Conditions</b> - Maintain and improve the quality of Walsall's soils and land, by avoiding development of greenfield land, including the "best and most versatile" agricultural land, where previously-developed land or lesser quality greenfield land is available, by encouraging development likely to use soils, land and buildings efficiently, re-use or recycle construction, demolition and excavation wastes, and bring previously developed and derelict land back into beneficial use, and by ensuring that new development deals with existing contamination and geotechnical problems and does not exacerbate existing problems or cause such problems on land not already affected
<b>SA13</b>	<b>Transport and Accessibility</b> - Deliver the transport infrastructure required to improve connectivity, reduce congestion and support economic growth in Walsall and adjoining parts of the West Midlands urban area, reduce the vulnerability of transport infrastructure to climate change effects, reduce the impacts of transport on the environment and on the health, amenity and well-being of local communities, and ensure that new employment and social infrastructure is accessible to local people by a choice of transport modes, and encourages them to make smarter and healthier transport choices

**SA14**

**Water Environment** - Conserve and protect Walsall's water resources, maintain water quality and reduce the risk of flooding, by minimising water consumption, by avoiding development in areas where water resources are present or areas at risk of flooding, by ensuring that new development will not have adverse impacts on hydrology or water treatment and supply infrastructure, including increasing vulnerability of such infrastructure to climate change effects, and that any waste water likely to be generated by new development can be managed in ways that minimise the risk of flooding and pollution of surface and groundwater

## Appraisal of SAD (January 2016) – Commentary

SAD Policies	Overall SA Score	Commentary on Appraisal Results
<b>RC1: Regeneration Corridors</b>	+	Likely to have positive effects overall. Defining the precise boundaries of the Regeneration Corridors will assist in monitoring the effectiveness of the policies of the SAD and BCCS in directing development to the most sustainable locations, in particular the provision of housing and jobs in locations that have good access to services and make use of previously developed land.
<b>HC1: Land Allocated for New Housing Development</b>	++	The effects are likely to be very positive, although there could be some negative effects on amenity from noise and air pollution with a few of the Other Previously-Developed Sites, and effects of some sites on industrial land are uncertain. The sites proposed for allocation under this policy would generally have either positive or no effect against most of the SA Objectives. Most sites are near to existing public transport and to existing homes and infrastructure, but not in areas affected by poor air quality or flooding. Use of former employment land will result in the reclamation and improvement of ground conditions on the sites concerned, and will have little or no impact on biodiversity or cultural heritage assets.
<b>HC2: Development of Other Land for Housing</b>	++	The overall effects are expected to be very positive as development of "windfalls" and other sites identified as having potential for housing development in the SAD will have overall positive effects on housing supply, although individually, the effects on the environment, economy and amenity are not likely to be harmful in most cases. Most potential small housing sites, Consider for Release industrial sites, and sites in the Local Centres, are within the existing built up area so they can make use of existing infrastructure. Some sites will lie close to major roads so may be affected by issues of noise and poor air quality, however this impact would be addressed by clause iv) of the policy that requires sites to achieve a satisfactory residential environment. While developing smaller sites means that the opportunity to provide enhancements to biodiversity, landscape or sustainable transport networks may be limited, some of the sites identified in the other SAD policies are larger and may provide greater opportunities, for example, Gorway Campus and Great Barr Hall and Estate.
<b>HC3: Affordable Housing and Housing for People with Special Needs</b>	++	The policy as a whole is likely to have a highly positive effect against the objectives for communities and population, equality and diversity, and accessibility, because the policy requires special needs housing to be in locations that would be acceptable for general housing and will be particularly encouraged in and close to centres and in areas with good public transport access, meaning that occupiers would have good access to key facilities and services by a choice of transport modes.
<b>HC4: Accommodation for Gypsies and Travellers and Travelling Show-people</b>	++	The policy aims to safeguard the existing and new sites identified, and proposes to locate new sites on previously developed land in locations that are satisfactory as places to live and have moderate standards of access to services. The overall effects on the SA objectives are likely to be very positive, as the policy aims to meet the identified accommodation needs of these communities in suitable, sustainable and accessible locations. Safeguarding the sites identified in Table HC4a, and allocating the new sites identified in the table, is unlikely to have impacts on existing businesses, environmental assets or the local highway network, over and above the impacts of existing settlement by these communities, given that the sites identified are currently either occupied by these communities or are under-used or vacant. There is potential for the safeguarding of sites to have positive effects on visual amenity and the condition of the sites, as it is likely to encourage these communities to invest in developing, improving and maintaining the sites. However, the localised effects of the new sites are uncertain - in some cases there could be localised effects on the amenity of neighbouring land uses from noise, vehicle movements and unlawful depositing of waste, if sites are used for business as well as for residential use, and if sites are not properly managed.
<b>IND1: Existing High Quality Industry</b>	0	SAD Policy IND1 identifies, allocates and safeguards Existing High Quality industrial land, following Core Strategy policy EMP1 and EMP2. As this stock is already high quality and the policy provides for its maintenance, it is unlikely to result in changes in either direction compared with now, so the overall effects are likely to be neutral. However, because the policy defines these areas for the first time, it is a major step forward from the current situation that simply defines a few sites as Best Quality.

<b>IND2: Potential High Quality Industry</b>	+	SAD Policy IND2 identifies, allocates and safeguards Potential High Quality land, following Core Strategy Policy EMP2. Potential High Quality land is either vacant or occupied, and forms a pool of land with the characteristics that mean that it is capable of being developed for high quality uses over the SAD timescale. It is therefore required to meet the Core Strategy high quality 2026 target. Not all potential high quality land will be developed, but we expect that a large proportion of current vacant sites to be come forward. The overall effect on the SA objectives is expected to be positive as it will substantially improve the economy of the Borough, to the benefit of disadvantaged areas in particular, and also improve the environment and townscape. New industry will cause increased traffic in some areas; however, in view of the high quality character of the industry, adverse effects on air quality are likely to be small, and easily outweighed by the benefits.
<b>IND3: Retained Local Quality Industry</b>	+	SAD Policy IND3 identifies, allocates and safeguards sufficient Local Quality Retained industrial land, following Core Strategy policy EMP3, to meet the Core Strategy minimum target in Walsall. The overall effects on the SA objectives are likely to be neutral or positive as some current vacant sites will be developed, providing jobs in an area of high unemployment. Overall effects on employment, the economy, both local and national, are likely to be positive. Positive effects on the landscape and townscape are also possible where unsightly/ derelict land could be developed. While in some cases there could be 'bad neighbour' uses proposed close to existing housing or schools, and there could be effects on air quality and visual impacts if some development opportunities are taken up, existing local plan policies (such as UDP Policy JP8 and BCCS Policy ENV8) will continue to apply, and any localised harmful effects are likely to be outweighed by the benefits.
<b>IND4: Local Quality Industry Consider for Release</b>	+	SAD Policy IND4 identifies, allocates and safeguards land that could be released from employment to other uses, in most cases housing, because they are constrained and isolated, and surrounded by non-employment uses, making them less suitable for industry in the long term. However, they currently provide a good source of local quality employment, and should only be released subject to Core Strategy Policy DEL2, and when it is clear it will no longer be required for industry. It is also the case that should industry vacate these sites, there will be benefits in local amenity, given that most of these sites are surrounded by housing. The overall effects are therefore likely to be positive.
<b>IND5: New Employment Opportunities</b>	+	Although the allocation of some sites would have negative effects on local communities in terms of loss of informal open space, the overall effect of this policy on the SA objectives is likely to be positive, particularly on SA6, as it would provide for large scale new brownfield opportunities to maximise inward investment compared with previous provision in the UDP. The overall effects on local communities are likely to be positive, as they would benefit from any new jobs created. The sites proposed are all highly accessible, within the M6, Black Country Route (BCR) and Black Country Spine Road (BCSR) corridors, and they are therefore proposed to be allocated as potential High Quality investment sites. They will also count towards the provision for Existing and Potential High Quality Employment Land and therefore towards the BCCS targets for this quality of land for Walsall and the Black Country.
<b>SLC1: Local Centres</b>	++	The changes to the boundaries of the local centres are likely to have an overall very positive impact. Ensuring the centre boundaries are realistic allows them to meet their function of serving local communities local needs by concentrating investment and services. The changes better reflect the townscape of the centres and allow the areas to be more identifiable as centres.
<b>SLC2: Local Centres Development Opportunities</b>	++	This will have a very positive impact overall as it makes it easier for investors to find sites in Walsall and encourages investment in local centres. It also helps defend against out-of-centre developments as the Council has sites which should be considered in the first instance. Development opportunities in local centres will be accessible having a positive impact on communities who can access facilities. This also has a positive impact on the townscape of centres as vacant sites or buildings are brought back into life.
<b>OS1: Open Space, Sport and Recreation</b>	+	The overall effects are likely to be positive as the policy will complement "saved" UDP Policies LC1 - LC6 and will help to deliver the requirements of BCCS Policy ENV3 to develop an environmental network in Walsall, and BCCS Policy ENV6 which requires the Council to identify the areas of Open Space that will be included in the network and safeguarded. The policy proposes the designation of Open Space sites >0.4ha plus a selection of important sites that are less than 0.4ha (e.g. PCYP) which are considered key sites within the supply. In accordance with NPPF, all existing open space sites which are considered to be locally important are afforded the same protection. While the proposal to re-allocate some surplus/ lesser quality open space sites for other land uses could in some cases exacerbate existing quantitative deficiencies, this is only proposed where it is not feasible to make the improvements required to bring the site up to an

<b>OS1: Open Space, Sport and Recreation (continued)</b>	+	appropriate standard. Furthermore, it is proposed to designate significantly more Open Space in the SAD than Policy LC1 of Walsall's UDP did previously. The effect of losing a limited number of low quality open space sites in areas of deficiency could be seen as a negative effect, however mitigation is required to compensate for its loss and the improvement of other existing open space sites could also potentially negate the effects of losing some quantity. Also, on balance, the policy is likely to have positive effects overall on SA3, SA5, SA6, SA8, SA9, SA13 and SA14, as it is proposed to allocate new areas of open space as well as to safeguard the majority of the pre-existing network. The policy also provides guidance on how the impact of proposals within or affecting open space provision will be determined, and signposts to the relevant national and local policies, including BCCS Policy ENV6 and "saved" UDP Policies LC1 - LC6. This will provide a basis from which to safeguard the functions associated with open space and ensure proposals likely to reduce the overall value of the network are either resisted, or if they cannot be, appropriate mitigation is provided to compensate any loss.
<b>LC5: Greenways</b>	0	This is an update of an existing "saved" UDP policy on greenways which are routes for walking and cycling. The only change to this policy is to update it, so that it no longer makes reference to another UDP policy that is no longer "saved." There are no other changes, so the overall effects on the SA objectives are neutral.
<b>LC11: Land for Cemetery Extension, Bentley Lane</b>	0	This is an update of an existing "saved" UDP policy allocating land for a proposed extension to a cemetery. The only change to this policy is to update it, so that it no longer makes reference to another UDP policy that is no longer "saved." There are no other changes, so the effects are neutral.
<b>UW1: University of Wolverhampton, Walsall Campus</b>	+	The policy is intended to replace an existing "saved" UDP policy for the University Gorway Campus. The objective of the policy is to balance the needs of the University with the need to safeguard the quality of the environment including the surrounding areas of open space and the amenity of residents living near to the campus. The retention of the existing UDP policy LC10 is not considered to be a reasonable alternative as the situation at the University has changed. The proposed new policy is likely to have positive effects on most of the SA objectives. The policy allows for the continued expansion of the University, whilst maintaining the environmental quality of the campus, including the areas of open space and landscaping and the ecosystem services it provides.
<b>GB1: Green Belt Boundary</b>	++	There are no changes proposed to the Green Belt boundary and the effects of this are largely positive for all SA objectives with the exception of SA 6 and 13 which score neutrally, as more viable locations for development are often in the Green Belt and maintaining the boundary wouldn't deliver transport infrastructure or improve connectivity. Choosing this option ensures that the policy scores very positively against SA2, SA3, SA10, and SA12 as the existing Green Belt boundary safeguards many of Walsall's nature designations, promotes a sustainable pattern of development reducing green house gas emissions and avoids development in areas of mineral resources or the best and most versatile agricultural land.
<b>GB2: Control of Development in the Green Belt and Countryside</b>	++	The policy is intended to support the Green Belt boundary and its extent as proposed in SAD policy GB1. Consequently the likely effects of the policy are very similar to those of Policy GB1. The policy sets out the circumstances in which development might not be considered inappropriate in the Green Belt in accordance with the NPPF and as such has a limitation on the SA6.
<b>EN1: Natural Environment Protection, Management and Enhancement (Proposals)</b>	+	The policy updates the designation of nature conservation sites. The overall effects are likely to be positive as it is likely to be complimentary towards most of the SA objectives. It would safeguard areas useful for flood alleviation, has the potential to enhance the environment for local communities, provide an environment to improve health and well-being, safeguard landscape and townscape, areas of and setting of heritage assets, provides a framework for areas where renewable energy might be possible, safeguard soils and the water environment (SA2, SA3, SA4, SA5, SA8, SA9, SA11, SA12 and SA14). However, the policy is likely to have some negative effects, as it provides constraints to economic growth, particularly in respect to creating constraints to the extraction of mineral resources (SA6, SA10).
<b>EN2: Ancient Woodland</b>	++	The policy updates the designation of ancient woodland sites. The overall effects are likely to be positive as it is likely to be complimentary towards many of the SA objectives, for example, safeguarding woodlands is likely to contribute to carbon sequestration, biodiversity, mitigating the effects of climate change, providing a high quality amenity value for communities (health and well-being) and preserving an historically important landscape and aspect of Walsall's heritage (SA1, SA2, SA3, SA4, SA5, SA8 and SA9).

<p><b>EN3: Flood Risk</b></p>	<p>++</p>	<p>The policy operates in conjunction with UDP policy ENV40 and ENV5 of the BCCS, it incorporates the latest national guidance on flood risk including the application of the "sequential test" when considering development in areas of potential risk from fluvial and surface water flooding. The likely effects of the policy on the SA objectives are very positive overall. In particular, the policy is likely to have very positive effects in terms of managing risks to the amenity and safety of existing residential areas and new housing developments as far as possible, including some of the most deprived communities in the borough who live in areas at risk (SA4, SA7, SA8). Avoiding development in areas at risk from flooding will also help to safeguard river and canal corridors, many of which are of importance for biodiversity and landscape character, and key infrastructure, including transport networks, and will also help to mitigate the effects of climate change which include flooding (SA2, SA3, SA9, SA13, SA14). SuDs might provide opportunities to improve townscape and landscape, provide opportunities for dealing with pollution at source, improve water quality as well as managing the risks from flooding. Although there are economic advantages to managing flood risk (SA6) the effectiveness of the policy is influenced by viability on the whole the economic benefits of operating the policy are considered to be neutral. There are uncertainties about the impacts on conservation of heritage assets (SA5), some of which are in areas of potential risk, although effective flood management may help to manage the risks.</p>
<p><b>EN4: Canals</b></p>	<p>++</p>	<p>. The overall effects on the SA objectives are likely to be very positive. Increased canal side activities that are sensitive to the canal side environment should help to create more desirable places for development, attracting further investment and recreational opportunities, including maintaining and improving existing walking and cycling routes in canal corridors (SA4, SA6, SA8, SA13). There are also likely to be positive effects on the townscape and heritage assets that form part of the canalside environment (SA5, SA9, SA12) as developments are expected to be of a high quality and to retain and conserve canalside buildings, features and structures of historic value, helping to address areas of dereliction, although the impact on landscape quality is less certain. The securing of contributions to maintain / improve the canalside infrastructure where justified is likely to help safeguard and improve the canal side environment (SA9) and mitigate any potential harmful effects from development in canal corridors. The application of the policy is also likely to promote accessibility of canals to sustainable modes of transport making them more accessible to local communities (SA4, SA13). The application of the policy is also likely to secure improvements to green infrastructure and enhancements to heritage assets within the canal corridors, as well as improving biodiversity, contributing positive towards the health and well-being of local communities and enhancing the townscape and landscape (SA2, SA5, SA7, SA8, SA9). The policy will also require developments to restore sections of the canal network to be supported with information demonstrating there will be no adverse effects to the water or wider environment (SA12, SA14). Effects on biodiversity and water quality are also uncertain (SA2, SA14), as increased development and activity in canal corridors may have some impact, however, such impacts should in most cases be capable of being mitigated where effective maintenance arrangements are put into place as requirements of any planning permissions granted. The effects of contributions from developers are also uncertain, however they are considered necessary to support the infrastructure from which the unique opportunity is provided.</p>
<p><b>EN5: Development in Conservation Areas</b></p>	<p>+</p>	<p>The policy provides updated guidance on conservation areas which would be applied in combination with BCCS Policies ENV2 and ENV3 and "saved" UDP Policy ENV29. The policy would provide more up-to-date guidance than the UDP policy but cannot replace it completely as the SAD does not cover the District Centres where some conservation areas are located. It would also provide more locally specific guidance than the BCCS policy. The effects of these policies in combination on the Revised SA Objectives are likely to be neutral or positive overall although there are some uncertainties as the effects will mostly be site-specific and can only be determined through the development management process. The main positive effects are likely to be on SA Objectives 5 and 9 because the main objectives of the policy are to enhance the built environment in conservation areas, which may also have consequential positive effects on SA8 because conserving and enhancing conservation areas is likely to have a positive effect on the wellbeing of those who live in, work or visit these areas.</p>
<p><b>EN6: Highgate Brewery (IN47)</b></p>	<p>+</p>	<p>This policy provides site specific approach for the Highgate Brewery and would be applied in combination with BCCS Policies ENV2 and ENV3. The effects of these policies in combination on the Revised SA Objectives are likely to be neutral or positive overall although there are some uncertainties as the effects will mostly be site-specific and can only be determined through the development management process. The main positive effects are likely to be on SA Objectives 5 and 9 because the main objectives of the policy are to enhance the built environment in conservation areas, which may also have consequential positive effects on SA8 because conserving and enhancing conservation areas is likely to have a positive effect on the wellbeing of those who live in, work or visit these areas. There will also be a positive impact on SA6 through the potential to bring the site back into employment use.</p>

<p><b>EN7: Great Barr Hall and Estate and the former St. Margaret's Hospital</b></p>	<p>+</p>	<p>This policy provides site specific approach for Great Barr Hall and Estate and the Former St Margaret's Hospital. It is an updated version of "saved" UDP Policy ENV8 and would be applied in combination with BCCS Policies ENV2 and ENV3. The effects of these policies in combination on the Revised SA Objectives are likely to be neutral or positive overall although there are some uncertainties as the effects will mostly be site-specific and can only be determined through the development management process. The main positive effects are likely to be on SA Objectives 5 and 9 because the main objectives of the policy are to enhance the built environment in conservation areas, which may also have consequential positive effects on SA8 because conserving and enhancing conservation areas is likely to have a positive effect on the wellbeing of those who live in, work or visit these areas. Additionally there will be a positive effect on biodiversity through the protection of the parkland areas.</p>
<p><b>Policy W1: Future Waste Management Requirements</b></p>	<p>+</p>	<p>The policy includes overall requirements and the targets for delivery of different types of waste infrastructure in Walsall by the end of the plan period, to address the requirements identified in BCCS Policies WM1 and WM3. The overall effects of the policy are likely to be positive. It would support SA4, SA6, SA10, SA11 and SA12, as the delivery of new waste recycling, recovery and transfer infrastructure will help local communities and businesses to manage their waste more efficiently and cost-effectively, support delivery of new waste recovery infrastructure that would help divert waste away from landfill, optimise the use of waste and drive waste as far as possible up the "waste hierarchy," support the delivery of new renewable energy capacity where this is the optimum solution for managing residual waste, and support the recycling, recovery and treatment of site waste that can help to remediate derelict land and sites affected by contamination. Effects on other SA Objectives would be neutral, as the main aim of the policy is to identify the overall requirements and it is not site-specific.</p>
<p><b>Policy W2: Existing Waste Management Sites</b></p>	<p>+</p>	<p>The policy covers changes to existing waste facilities, safeguarding of the Strategic Waste Sites listed in the policy and shown on the Policies Map, and development affecting Other Waste Sites shown on the Policies Map. The policy is likely to have positive effects overall. There are likely to be significant positive effects on SA6 and SA10, as safeguarding all existing permitted waste management sites should help Walsall to retain existing waste capacity that is important to local industry, including some major waste recycling and recovery facilities that are diverting significant amounts of waste away from landfill. Effects on most other SA Objectives are likely to be neutral overall. However, there is some uncertainty about the effects on SA1, SA3, SA13 and SA14 as some existing sites are in areas affected by road congestion, areas of exceedance for nitrogen dioxide (NO<sub>2</sub>), areas affected by ground condition problems, and areas at risk from flooding, meaning that where expansion is proposed, the risks of air, soil and water pollution, the impacts on the highway network, and potential risks from flooding, would have to be evaluated. Other specific effects arising from the continued operation and possible expansion of existing waste facilities would also be expected to be addressed through application of other existing local plan policies (including BCCS Policies WM2 and WM4), national policy guidance, and through environmental regulation of waste operations.</p>
<p><b>Policy W3: New Waste Management Development – Waste Treatment and Transfer</b></p>	<p>+</p>	<p>The policy is likely to have positive effects overall, because identifying suitable sites and providing additional locational guidance for both enclosed facilities and open air facilities is likely to provide greater certainty to the waste industry over where new facilities could be developed (SA6), while at the same time, providing a choice of potential location. There is also no presumption that waste management uses will be developed on the industrial sites identified as Potential Waste Sites, giving flexibility and allowing alternative industry to be developed according to market demand. It is also likely to deliver as much new waste treatment and recovery infrastructure as is needed, to meet the requirements identified in the BCCS (SA10). The guidance is also likely to have positive effects in terms of encouraging remediation of derelict and vacant previously-developed sites, including sites affected by mining and industrial legacy problems, ensuring that operations on open sites are completed within an appropriate timescale and sites are restored to appropriate standards and for beneficial after uses once operations are completed, and improving the visual appearance of industrial areas through new, modern, high quality, enclosed waste management developments (SA9, SA12). Most of the sites identified are well located in relation to the SHN and/ or M6 motorway, and although there are existing capacity constraints at J10 of the M6, there are planned improvements to the junction that should improve conditions once completed (SA13). Effects on some SA objectives are uncertain, as nearly all of the sites identified have at least some constraints, such as exposure to air pollution, flood risk, mining and industrial legacy, and proximity to river and canal corridors which have value for biodiversity and as greenways. Some sites are also relatively near to "sensitive receptors" such as housing. The effects of the policy on SA1, SA2, SA3, SA4, SA7 and SA14 are therefore uncertain. While there are some uncertainties about the impacts on transport infrastructure and ground conditions in some cases, the overall effects on SA12 and SA13 are considered positive because as noted above, most of the sites identified are well-located in relation to existing transport infrastructure and identification in the SAD will encourage remediation of sites with ground condition problems. Effects on other SA objectives are likely to be neutral overall, as the existing BCCS policy will apply, and will ensure that any other potential effects on the environment, amenity or transport infrastructure will be addressed.</p>

<b>Policy W4: New Waste Management Development – Waste Disposal</b>	+	While some of the effects of the Potential Waste Sites identified for waste disposal are uncertain, the overall effects of the policy are likely to be positive. The overall effects are expected to be positive, as the policy will allow landfilling operations to take place on former quarries where this is the most appropriate method of restoration. This is likely to have positive effects in terms of providing infrastructure to support sustainable businesses (SA6) as it will provide a means of disposing of pre-treated residual waste which cannot be beneficially re-used, recycled or recovered for any other purpose. The guidance is also likely to have positive effects in terms of encouraging appropriate restoration of derelict sites, and ensuring that restoration programmes that include waste disposal are completed within an appropriate timescale and sites are restored to appropriate standards to support appropriate and beneficial landscaping programmes and after uses (SA9, SA12). Overall effects on local communities (SA4) are uncertain, as they could be positive or negative, depending on the extent to which landfilling operations affect amenity and the extent to which restored sites contribute towards Walsall's open space network and towards visual amenity, although there are existing local plan policies in place that should be effective in addressing harm. While evaluation of the three Potential Waste Sites included in the SAD for waste disposal has identified uncertain or negative effects on some SA objectives, overall the effects of the policy on the other SA objectives are likely to be neutral, assuming that existing local plan policies will be sufficient to control any potential harmful effects.
<b>Policy M1: Safeguarding of Mineral Resources</b>	+	The appraisal covers the effects of the policy in combination with BCCS Policy MIN1 on mineral resources. Part a) of SAD Policy M1 explains that the boundary of a minerals safeguarding area (MSA) has been defined on the SAD Policies Map. The MSA covers all mineral resources of local and national importance in Walsall Borough outside the Town and District Centres. The purpose of the MSA is to show where mineral resources of potential economic value can be found, so that this is taken into account when other development is proposed, and the resources are not needlessly sterilised by other development. However, there is no presumption that the resources in the MSA will be worked. The effects of the MSA on the Revised SA Objectives are mainly neutral overall. However, it is likely to have positive effects on SA10, as the definition of the MSA will help to safeguard mineral resources of potential local and national importance as far as possible given the constraints that exist in Walsall. The effects of the MSA on SA9 and SA12 are also likely to be positive overall, as the MSA will also have the effect of safeguarding landscapes, townscapes and soils from non-mineral development to an extent.
<b>Policy M2: Safeguarding of Minerals Infrastructure</b>	+	The appraisal covers the effects of the policy in combination with BCCS Policy MIN1 on mineral infrastructure. The policy is likely to have positive effects overall, and in particular, on SA6 and SA10, as safeguarding all existing permitted Mineral Infrastructure Sites should help Walsall to retain existing mineral production capacity that is important for supply of construction materials. Effects on most other SA Objectives are likely to be neutral overall. However, there is some uncertainty about the effects on SA1, SA2, SA3, SA13 and SA14 as some existing sites are in areas affected by road congestion, areas of exceedance for nitrogen dioxide (NO <sub>2</sub> ), areas affected by ground condition problems, and areas at risk from flooding, meaning that where expansion is proposed, the risks of air, soil and water pollution, the impacts on the highway network, and potential risks from flooding, would have to be evaluated. Other specific effects arising from the continued operation and possible expansion of existing waste facilities would also be expected to be addressed through application of other existing local plan policies (including BCCS Policies WM2 and MIN5), national policy guidance, and through environmental regulation of waste operations.
<b>Policy M3: Secondary and Recycled Aggregates</b>	+	This policy explains the Council's approach towards production of secondary and recycled aggregates. It identifies existing sites which are to be safeguarded, and guidance on proposals for new facilities. Part a) of the policy explains that existing secondary and recycled aggregate production sites will be safeguarded under Policy M2. Parts b) - d) of the policy provide a framework for assessing the suitability of future proposals for new facilities against existing BCCS Policy MIN5 and SAD Policy W3, which provides further locational guidance for recycling facilities in Walsall. The overall effects of the policy are likely to be positive, although there is uncertainty about the effects of safeguarding some of the existing sites due to their constraints. As the policy recognises the potential contribution of existing permitted secondary and recycled aggregate sites towards production, and encourages the development of new sites in appropriate locations, it is likely to have significant positive effects on SA10 and positive effects on SA6, as it will support business growth, and in particular, the construction industry, by allowing an increase in production of construction aggregates from sustainable and renewable sources. However, the effects of safeguarding most of the existing permitted sites and allowing for their future expansion are uncertain. Most of the permitted sites are small and have limited production capacity, and each site is also affected by site constraints, such as air pollution, ground conditions, flood risk, and site access, which is likely to limit the scope for future expansion and increase in production - while there are uncertainties about the impacts, any potential effects of expansion proposals arising from these constraints would be controlled through existing local plan policies. New sites are expected to be appropriately located, and where site-specific constraints exist, applicants are required to demonstrate compliance with relevant policies, including BCCS Policy MIN5 and SAD Policy W3. Any harmful effects on amenity, health and wellbeing arising from new proposals would therefore be controlled through this policy in combination with others.

<p><b>Policy M4: Sand and Gravel Extraction – Birch Lane</b></p>	<p>?</p>	<p>This policy is to be applied in combination with BCCS Policies MIN2 and MIN5 and SAD Policy W4 which identifies the former Aldridge Quarry as a Potential Waste Site for Waste Disposal. The overall effects are uncertain but could be positive, depending on the effectiveness of implementation of the policy and whether proposals come forward for the restoration of the former Aldridge Quarry and/ or for further working within the Birch Lane Area of Search. Effects on SA10 would be positive as the policy supports further sand and gravel extraction within the Area of Search, which would help to meet identified needs for these resources in the West Midlands Metropolitan Area. There would also be indirect benefits on SA8 because the policy requires measures to be implemented at Aldridge Quarry to stabilise the quarry slopes which are currently in an unstable and unsafe condition. Effects on SA6 are also likely to be positive overall as the policy supports restoration of Aldridge Quarry by infilling with inert waste, providing a potential outlet for disposal of such wastes from the construction and demolition industry, as well as supporting the production of sand and gravel which could provide a source of raw materials for building and engineering projects. While the policy encourages the beneficial restoration of the former Aldridge Quarry which is currently derelict and has remained un-restored since working ceased in 2008, opening up a new extraction area before the former quarry is restored is likely to have harmful effects on landscape and surrounding land uses (SA9 and SA12), at least for a period until the restoration is completed. While the policy requires evidence that restoration is being progressed, there is uncertainty about the effects, as they will depend on how well the restoration and quarrying operations are managed, particularly if they are happening concurrently. Cumulative effects of quarry restoration and further working in the Area of Search on people living nearby who were affected by previous quarrying operations, from noise, dust, traffic (SA4, SA7), are also uncertain, as are impacts on highway infrastructure and related impacts on air quality and noise (SA1, SA4, SA13), as haulage routes for imported/ exported material are likely to include the A461 and A452 corridors, both of which are Noise Priority Areas (Important Areas), and the A461 is also a Nitrogen Dioxide (NO2) Area of Exceedance. Although the policy requires the potential effects to be evaluated and addressed, the effectiveness of any mitigation cannot be established with certainty until a comprehensive restoration programme and landscape plan for the former quarry has been received and/ or proposals come forward for further mineral extraction within the Area of Search, which can be evaluated through the development management process. Effects on other SA objectives are likely to be neutral as the existing policies should be able to control the effects of any further proposals relating to mineral extraction or restoration of the quarries.</p>
<p><b>Policy M5: Sand and Gravel Extraction – Branton Hill</b></p>	<p>?</p>	<p>This policy is to be applied in combination with BCCS Policies MIN2 and MIN5 and SAD Policy W2 which identifies the former Branton Hill Quarry as a Strategic Waste Site as there may still be some void space remaining to be infilled with waste as part of the restoration process. The overall effects are uncertain but could be positive, depending on the effectiveness of implementation of the policies, and whether the current proposals to construct a new quarry access road, restore the previously worked areas of the quarry including the relocation of the recycling area, and extend the quarry are progressed. Effects on SA10 would be positive as the policy supports further sand and gravel extraction within the Branton Hill Area of Search, which would help to meet identified needs for these resources in the West Midlands Metropolitan Area. Effects on SA6 are also likely to be positive overall as the policy supports the production of sand and gravel which could provide a source of raw materials for building and engineering projects. While the policy encourages the beneficial restoration and landscaping of the worked areas of the former Branton Hill Quarry, a opening up a new extraction area before this is completed is likely to have unavoidable harmful effects on landscape and surrounding land uses (SA9 and SA12), at least for a period until the restoration is completed. While the policy requires evidence that restoration is being progressed, there is uncertainty about the effects, as they will depend on how well the restoration and quarrying operations are managed, particularly if they are happening concurrently. Cumulative effects of quarry restoration and further working in the Area of Search on biodiversity, archaeology, amenity and wellbeing of nearby residents, highway infrastructure, public rights of way, and water resources/ hydrology/ flood risk (SA2, SA3, SA4, SA5, SA7, SA8, SA13, SA14) are also uncertain. Although the policy requires the potential effects to be evaluated and addressed, the effectiveness of any mitigation cannot be established with certainty until the new quarry access road is completed, a comprehensive restoration programme and landscape plan for the former quarry has been received, and work resumes on determining the current application for an extension to Branton Hill Quarry within the Area of Search. This is likely to require the submission of an updated environmental statement and more up-to-date supporting evidence of the effects on the environment, amenity and transport infrastructure, allowing a full evaluation of the impacts of the proposals, and the effectiveness of the measures proposed to avoid, reduce or mitigate harmful effects.</p>

<p><b>Policy M6: Brickworks</b></p>	<p>?</p>	<p>This policy provides guidance on development at the three brickworks in Walsall and is to be applied in combination with BCCS Policy MIN3. The overall effects of the policy are uncertain but could be positive if they enable the brickworks to continue to be supplied without having unacceptable effects on the environment, amenity and highway infrastructure. Effects on SA6 and SA10 are likely to be very positive, as the policy aims to provide each brickworks with a long-term supply of clay which would keep it in production, and the existing jobs to be retained, for as long as possible. However, to provide a 25-year supply of Etruria Marl to both Aldridge and Atlas Brickworks is likely to involve expansion of Atlas Quarry (MP2) onto the Recordon Land (MXP3), which would result in the progressive loss of Dumblederry Farm SLINC (part of the existing permitted area of Atlas Quarry) and the Stubbers Green SINC and would therefore have unavoidable negative effects on SA2 and SA9. The increasing dependence of Sandown Brickworks on imported clay from outside Walsall is also likely to have unavoidable effects on SA13 as the distance the clay would travel would increase and the only way to mitigate this is to identify alternative sources of supply within the borough. The policy therefore supports the provision of new clay stocking areas and the importation of clay from sites in Walsall where the effects on the environment, amenity and transport infrastructure would be acceptable. The effects of the policy in terms of mitigating the effects of expanding Atlas Quarry on hydrology, flood risk and ecological networks in the surrounding area, including Swan Pool &amp; The Swag SSSI, Stubbers Green Bog SSSI and Anchor Brook Valley SLINC (SA2, SA3, SA14) are uncertain, although evidence suggests that the measures proposed in the current application are likely to be effective. The effects of the policy on stimulating proposals to bring forward the restoration of Sandown Quarry are also too uncertain to be sure there would be any indirect benefits on objectives towards biodiversity, hydrology and visual amenity (SA2, SA9, SA14). The other potential effects of measures to maintain supplies of clay to brickworks have been evaluated as part of the recent application to increase imports of clay to Sandown Brickworks and the current application to expand Atlas Quarry. No harmful effects were identified that could not be controlled through planning conditions or regulation, therefore effects on other SA Objectives are considered to be neutral overall.</p>
<p><b>Policy M7: Brick Clay Extraction – Stubbers Green</b></p>	<p>?</p>	<p>This policy provides a framework for evaluating future proposals for brick clay extraction and related development in the Stubbers Green area, which is currently the only location where brick clay extraction is taking place in the borough. The policy is to be applied in combination with BCCS Policies MIN3 and MIN5. The effects of the policy are likely to be limited, as there are valid planning permissions allowing mineral extraction at Atlas and Sandown Quarries (MP2 and MP7). The appraisal has therefore focused on the "added value" of the SAD policy in terms of controlling the effects of further expansion of brick clay extraction within the Stubbers Green Area of Search and proposals for restoration of sites once working ceases, over and above the requirements of existing permissions and conditions. The overall effects of the policy are uncertain, because allowing further expansion of existing operations within the Area of Search will have some unavoidable harmful effects on biodiversity and landscape (SA2, SA9), and it is unclear to what extent these effects would be offset or outweighed by the beneficial effects of mitigatory and compensatory measures, and the economic benefits of ensuring that brickworks in this area will continue to have adequate supplies of clay to meet their requirements throughout the plan period and beyond. The policy recognises that clay will continue to be extracted from Atlas and Sandown for supply to the adjacent brickworks for all if not most of the remainder of the plan period and that the proposed expansion of Atlas Quarry could also provide supplies of clay to other brickworks. This is therefore likely to have positive effects on SA6 and SA10. However, further mineral extraction will have effects on flood risk and surface water management, and consequential effects on designated sites in the vicinity of the quarry including the nearby Swan Pool &amp; The Swag SSSI, Stubbers Green Bog SSSI and Anchor Brook Valley SLINC, because of the effects on hydrology. The information provided with the current application to expand Atlas Quarry indicates that it is likely to be possible to mitigate and compensate for the hydrological effects of expanding the quarry and the related risks from surface water flooding, although there is an element of doubt whether the effects on SA2, SA12 and SA14 would be net neutral. The effects of the policy for Sandown Quarry on SA9 and SA12 are also uncertain, because the operator is unlikely to bring forward restoration of the site unless this is necessary to ensure that quarry slopes remain stable and to prevent any risks of contamination arising from the adjacent Empire Butterley site, or to maintain supplies of clay to the adjacent factory, for example, if a new stockyard is needed within the quarry area to stockpile imported clay. The SAD can do nothing to mitigate any harmful effects that may arise if the site is not restored within a reasonable timescale, as this can only be resolved through the development management process. The policy therefore identifies the issues that future mineral applications within the Area of Search will be expected to address, to ensure that any further harmful effects can be avoided and the benefits of mitigatory and compensatory measures are maximised as far as possible.</p>

<p><b>Policy M8: Brick Clay Extraction – Other Areas</b></p>	<p>--</p>	<p>The policy is to be applied in combination with BCCS Policies MIN3 and MIN5 and provides guidance on brick clay extraction outside the Stubbers Green area. The resource area for Etruria Formation brick clay extends beyond Stubbers Green into the Shelfield and Walsall Wood areas. There are three Permitted Minerals Sites in this area: Highfields South (MP6) and Vigo/ Utopia (MP8) which have previously been worked and are now being restored, and Highfields North (MP9) which is subject to an outstanding "dormant" mineral permission that could be implemented at any time up to 2042, once a schedule of modern conditions is approved. Local plan policies can only influence new proposals that come forward, and have no effect on existing permissions, therefore the SAD policy is limited to identifying the requirements that will be expected to be met if applications come forward to modify the existing permissions at Highfields South and Vigo/ Utopia, if an application is submitted for new working conditions to be applied to Highfields North, or if an application is submitted for brick clay extraction outside of the Permitted Minerals Sites. There are many uncertainties about the overall effects of the policy, because it is not known whether proposals for working at Highfields North or in the surrounding area will come forward. If brick clay extraction does take place at Highfields North, it will have unavoidable significant harmful effects on the Jockey Fields SSSI, as well as significant harmful effects on the local landscape (SA2, SA9), which will not be fully offset by the benefits of the restoration of the Vigo/ Utopia and Highfields South sites. Although it would provide a new source of brick clay and would therefore have positive effects on SA10, there is no guarantee that it would supply any of the brickworks in Walsall, therefore effects on SA6 and SA13 are uncertain. There is currently no access to Highfields North or the surrounding resource area, so a new access would have to be created off the A461, a congested route which is a NO2 Area of Exceedance and a Noise Priority Area (Important Area). A net increase in HGV traffic along this route is likely to make air pollution, traffic congestion and traffic noise worse, having negative effects (SA1, SA13) unless mitigation is possible. The hydrology and hydrogeology of this area is also very complex, and includes a mixture of wetland areas fed by a network of streams and pools, which are at high to medium risk from surface water flooding, but also make an important contribution to the special features of the Jockey Fields SSSI. The main watercourse running through the Highfields North site (which does not have a name) flows southwards beneath the A461, into the Highfields South site, and into the Swan Pool and The Swag, which is also designated as a SSSI. Therefore, mineral extraction within the "dormant" site or the surrounding area could not only have direct effects on the wetland habitats within the Jockey Fields SSSI and SLINC but also indirect harmful effects on the Swan Pool and the Swag SSSI if the supply of water from the brook or the quality of the water was affected. The effects of mineral extraction on SA3, SA12, SA14) are therefore uncertain but could be negative. There are also likely to be some adverse effects on the amenity and wellbeing of people living near to a new working site (SA4, SA7, SA8) from increased noise, dust and vibration, visual impacts, from quarrying operations as well as from quarry traffic, and it is unclear to what extent these effects can be mitigated. Effects on archaeology (SA5) are also uncertain as no evaluation has taken place. The policy goes as far as it reasonably can in identifying the requirements that an application for new working conditions will be expected to meet, in order to prevent, reduce or offset as far as possible the harmful effects likely to arise from the implementation of the existing "dormant" permission at Highfields North. The policy also identifies a potential alternative to working within this site, which would involve brick clay extraction in areas of lesser value for biodiversity. However, even if was feasible to work resources outside the permitted area, long-term, harmful effects on biodiversity and landscape will still be unavoidable and there is also potential for greater loss of "best and most versatile" agricultural land, which would have negative effects on SA12..</p>
<p><b>Policy M9: Coal and Fireclay Extraction - Brownhills</b></p>	<p>--</p>	<p>The policy relates to proposals for fireclay and coal extraction in the Brownhills area and is to be applied in combination with BCCS Policies MIN3, MIN4 and MIN5. The policy provides a framework for evaluating proposals for completion of the final restoration of Birch Coppice (MP3), ROMP applications to implement the "dormant" permission covering part of Brownhills Common (MP5), and applications for opencast coal and clay working at "Yorks Bridge" which is identified as an indicative Area of Search for fireclay in BCCS Policy MIN3. Opencast coal and clay extraction at both Brownhills Common and at Yorks Bridge is likely to have significant negative effects overall. Mineral extraction in the Brownhills area is likely to have positive effects on supply of mineral products (SA10), as it could help to provide a long-term supply of fireclay to meet the future requirements of Swan Works, and if there is a demand in the future, it may also help to address requirements for coal. However, it is unclear whether the extracted fireclay would also meet the requirements of any of the brickworks in Walsall, therefore the overall effects on SA6 are uncertain. Any benefits are likely to be outweighed by the significant harmful effects that mineral extraction would have on biodiversity, the landscape and agricultural land (SA2, SA9, SA12). It would involve the loss of at least part of the Brownhills Common and the Slough SINC, which forms part of a wider area of lowland heathland habitat that includes the adjacent Chasewater and Southern Staffordshire Coalfield Heaths SSSI. As the method of extraction would involve stripping a large area of land, there could also be harmful effects on wider ecological networks outside the extraction areas. The potential effects of working at Yorks Bridge on the Cannock Extension Canal SAC to the west have not been evaluated and a Habitats</p>

<p><b>Policy M9: Coal and Fireclay Extraction – Brownhills</b> <b>(continued)</b></p>	<p>--</p>	<p>Regulations Assessment would be required to establish that no harm would be caused. Working in the Yorks Bridge area is also likely to result in the loss of some of the "best and most versatile" agricultural land, as some of the land in this area has been classified as Grade 2 and Grade 3a. Effects on SA3 and SA11 are likely to be negative overall, as extraction of coal for use as energy will contribute towards greenhouse gas emissions (in particular, CO<sub>2</sub>), although increases in CO<sub>2</sub> from haulage of material by road is unlikely to be significant. Access to the Brownhills Common site and to the Yorks Bridge area is also poor, and as any clay and coal extracted would have to be exported off site by road for use elsewhere, the additional HGV traffic generated is likely to have adverse effects on the highway network in Walsall and in adjoining areas of Staffordshire, including possibly on the A5 trunk road. The effects on most other SA objectives are uncertain, as they have not been evaluated through recent planning applications. While mineral working and restoration would be of relatively short-lived duration, people and wildlife living near the extraction areas and along the haulage routes would be affected by noise, dust, traffic and visual impacts, and there could also be impacts on air quality along haulage routes from increased HGV movements. Following restoration, it is also likely to take several years for the landscaping to mature sufficiently that the land will have similar value for biodiversity, agriculture, recreation and amenity as before. These effects would be prolonged if clay is stockpiled on part of the site following extraction, as the stockpile could remain in place and be operated as a "virtual quarry" for many years. Harmful effects on amenity could impact on households who are already affected by social-economic disadvantage, as Brownhills Ward includes areas with high levels of deprivation, including the Brownhills West area to the north of Brownhills Common, and areas to the east surrounding Brownhills District Centre (2010 Indices of Deprivation). The harmful effects of coal and clay extraction could be partly offset by positive effects on amenity and the landscape, if the policy is effective in encouraging the completion of the restoration of the Birch Coppice site. Parts of Brownhills Common and Yorks Bridge have been subject to mining in the past, and some areas are at risk from surface water flooding, the Yorks Bridge area also lies to the west of the Wyrley &amp; Essington Canal, where water quality is subject to monitoring under the Water Framework Directive and Humber RBMP, and a disused former canal arm which runs north-south to the east of the area, parallel to a former railway line which forms the western boundary of Coppice Side Industrial Estate. It is therefore unclear what effects opencast mineral extraction will have on ground conditions, hydrology and water resources, or whether the risks of flooding of the worked areas and surrounding land and property would increase. Impacts on archaeology have also not been assessed. As the potential for significant harmful effects has been identified, this policy has been subjected to detailed appraisal.</p>
<p><b>Policy M10: Energy Minerals - Unconventional Hydrocarbons</b></p>	<p>0</p>	<p>The purpose of this policy is to provide additional guidance to supplement that in BCCS Policy MIN4 on the approach towards exploration for "unconventional hydrocarbons" other than coal-bed methane, such as shale gas ("fracking"). The policy would be applied in combination with BCCS Policies MIN4 and MIN5 and relevant national policy guidance on oil and gas exploration. As the main objective of the policy is to clarify the Council's approach towards this type of development and how it will apply existing policy, the effects are likely to be neutral.</p>
<p><b>T2 Bus services</b></p>	<p>0</p>	<p>This UDP policy has been slightly updated to take account of the fact that the Bus Showcase programme, which was corridor -based, has finished and has been replaced by an area- based bus improvement programme across the West Midlands met area. Therefore, while there is a deletion to part of the policy, it still provides for bus related improvements in Walsall (see policy T2(a)). Therefore the effects will be broadly the same as before. Consequentially, the effects are considered to be neutral across the board.</p>
<p><b>T3 The Rail Network</b></p>	<p>+</p>	<p>This UDP policy has been updated to delete reference to the proposed Metro link from Wolverhampton through Walsall to Wednesbury ('5 Ws'), which is not being pursued as it is no longer considered deliverable. It is intended to replace the metro proposals with a rapid transit proposal (which could be rail, tram-train or enhanced bus services). This will use existing rail lines between Walsall, Wolverhampton and Wednesbury. The UDP did not allocate the land for the metro line, but referred to it indicatively. This meant that there were potential uncertainties on property through which the line would pass. These uncertainties will now be eliminated.</p>
<p><b>T4 The Highway Network</b></p>	<p>0</p>	<p>This UDP policy has been updated to delete reference to the proposed Metro link from Wolverhampton through Walsall to Wednesbury ('5 Ws'), which is not being pursued as it is no longer considered deliverable. It is intended to replace the metro proposals with a rapid transit proposal (which could be rail, tram-train or enhanced bus services). This will use existing rail lines between Walsall, Wolverhampton and Wednesbury. The UDP did not allocate the land for the metro line, but referred to it indicatively. This meant that there were potential uncertainties on property through which the line would pass. These uncertainties will now be eliminated.</p>

<b>T5 Highway Improvements</b>	<b>0</b>	This UDP policy has been amended to delete the reference to Walsall Town Centre Circulatory Roads and corridors for bus showcase schemes. The Town Centre Ring Road scheme has now been completed, and the Bus Showcase programme has now finished (see Policy T2 above). No further changes are proposed, therefore, the overall effects are considered to be neutral.
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