

Appendix K:

Sustainability Appraisal of Walsall Town Centre Area Action Plan (AAP):

High Level Appraisal of AAP Policies (January 2016) – Summary

See AAP SA Matrix (Excel Spreadsheet) for Full Details of High Level SA of AAP Policies

Appraisal of AAP (January 2016) – SA Scoring														
AAP Policies	Walsall SAD & AAP – Revised SA Objectives (July 2015)													
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
The policies were split up to provide detailed analysis of the different parts of policies but they have been summarised together below.														
Policy AAP1: Town Centre Boundary	?	0	?	+	?	++	?	?	0	0	0	+	+	?
Policy AAPS1: Primary Shopping Area	?	0	?	+	?	++	+	+	?	0	0	+	++	?
Policy AAPS2: New Retail Development	?	0	?	+	?	+	+	+	?	0	0	+	+	+
Policy AAPS3: The New Walsall Market	0	0	0	+	+	++	+	+	+	0	0	+	+	0
Policy AAPB1: Office Development	?	0	?	0	0	+	0	0	?	0	0	+	?	0
Policy AAPB2: Social Enterprise Zone	?	0	0	+	?	+	+	+	?	0	0	+	0	0

Policy AAPB3: Town Centre Employment Land	?	0	0	+	?	+	0	+	?	0	0	+	+	0
Policy AAPLE1: New Leisure Development	0	?	?	+	?	+	+	?	?	0	0	?	?	0
Policy AAPLE2: Sport and Cultural Facilities	0	0	0	+++	+	+	+	+	+	0	0	+	?	0
Policy AAPLE3: Hotel, Conference and Banqueting Provision	?	0	0	0	+	+	0	0	+	0	0	+	?	0
Policy AAPLE4: Walsall Canal	+	?	?	+	+	?	+	+	+	0	0	+	+	?
Policy AAPLV1: Residential Developments	?	?	?	+	0	+++	+	+	+	0	0	0	+	?
Policy APPLV2: Education	?	?	?	+	?	+	+	+	+	0	0	0	+	?
Policy AAPLV3: Health Care Facilities	?	?	?	+	0	0	+	+++	0	0	0	0	+	?

Policy APPLV4: Community Facilities	?	?	?	++	0	+	+	+	?	0	0	0	+	?
Policy AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness	?	?	?	+	++	+	+	0	++	0	0	0	0	?
Policy AAPLV6: Securing Good Design	?	+	+	+	+	+	+	0	++	0	+	0	+	?
Policy AAPLV7: Enhancing Public Realm	?	0	0	+	0	+	+	0	++	0	0	0	+	?
Policy AAPLV8: Environmental Infrastructure	+	+	++	+	0	+	0	+	+	++	++	++	+	+
Policy AAPT1: Pedestrian Movement, Access and Linkages	+	0	+	+	+	+	+	+	+	0	0	0	++	0
AAPT2: Cycling	+	+	+	+	0	+	+	+	+	0	0	0	++	0
AAPT3: Public Transport	?	0	+	+	?	+	+	+	?	0	0	0	++	0

Policy AAPT4: Road Improvements	?	0	?	?	0	+	0	?	0	0	0	0	++	0
AAPT5: Car Parking	?	0	-	+	0	++	+	?	?	0	0	++	++	0
Policy AAPINV1: Regeneration Strategy	?	0	?	+	+	++	0	+	+	0	0	++	?	0
Policy AAPINV2: St Matthew's Quarter	?	0	?	+	?	+	+	0	?	0	0	++	?	0
Policy AAPINV3: Walsall Gigaport	?	0	?	+	0	++	+	?	?	0	0	++	++	0
Policy AAPINV4: Walsall Waterfront	?	?	?	+	+	+	+	+	+	0	0	+	+	+
Policy AAPINV5: Park Street Shopping Core	?	0	?	+	+	++	+	+	++	0	0	++	+	0
Policy AAPINV6: Secondary Development Sites	?	?	?	+	?	++	+	+	?	0	0	++	?	0

Policy AAPINV7: Addressing Potential Site Constraints	0	0	0	++	0	?	0	++	+	0	0	+	0	++
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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	?

Revised SAD and AAP SA Objectives (July 2015)	
SA1	Air Quality - 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 ₂) are not being met and/ or that there are high levels of other potentially harmful air pollutants
SA2	Biodiversity and Geodiversity - 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
SA3	Climate Change - 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 ₂), and by identifying opportunities to mitigate the anticipated effects on key infrastructure and other important assets
SA4	Communities and Population - 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
SA5	Cultural Heritage - 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
SA6	Economy and Centres - 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
SA7	Equality and Diversity - 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

SA8	Health and Wellbeing - 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
SA9	Landscape and Townscape - 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
SA10	Material Resources - 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
SA11	Renewable and Low Carbon Energy - 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
SA12	Soil and Ground Conditions - 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
SA13	Transport and Accessibility - 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 AAP (January 2016) – Commentary

AAP Policies	Overall SA Score	Commentary on Appraisal Results
Policy AAP1: Town Centre Boundary	+	Likely to have positive effects overall. The proposed changes to the boundary will allow expansion of "town centre" uses in areas where there is more likely to be a market demand for them, and in areas where there is likely to be space for them, while excluding areas of industry and other land uses that are less appropriate in the town centre. This will also help create conditions for expanding the range of facilities and services available in the strategic centre, making it more attractive for residents and visitors, and therefore more competitive with other centres of a similar size and scale. As the Town Centre is a highly accessible location it may also reduce the distance people need to travel to shop, to work or for leisure.
Policy AAPS1: Primary Shopping Area	++	Likely to have very positive effects overall, by concentrating retail investment a stronger shopping environment is created which supports existing retail and planned retail through concentrating footfall and spending. The PSA is the most accessible location in the centre served by car parks and public transport, so by concentrating development here it ensures the centre remains accessible.
Policy AAPS2: New Retail Development	+	Likely to have positive effects overall, by concentrating retail investment a stronger shopping environment is created which supports existing retail and planned retail through concentrating footfall and spending. Providing new retail targets to the BCCS targets allows the plan to remain ambitious but also be more realistic about the amount of floor space to plan for which should have a more positive economic impact than unachievable targets which could mean the retail offer is spread out resulting in increased vacancies within the PSA. The PSA is the most accessible location in the centre served by car parks and public transport, so by concentrating development here it ensures the centre remains accessible.
Policy AAPS3: The New Walsall Market	+	Likely to have positive effects overall, by investing in the market at the most accessible location in the centre this should have positive impacts on the markets sustainability and the economy of the centre. Bringing life into the centre of town should also support the surrounding uses and bring vitality to the centre. The market is a historic part of the centre's character and ensuring its future should have a positive impact of the centres cultural heritage as well as overall townscape. The investment in public realm and the ability of the area to be used for community events and performances should also have an impact in encouraging more visitors and further investment in the surrounding areas.
Policy AAPB1: Office Development	0	Likely to have positive effects overall, Gigaport provides enough sites suitable for office development in an accessible and visible location. Through having a specific area to encourage office development it is hoped this will create a high quality businesses environment in the centre triggering further investment. The policy also allows for schemes to come forward in other areas where it is demonstrated there will be no impact on the delivery of Gigaport.
Policy AAPB2: Social Enterprise Zone	+	The current social enterprise will hopefully grow offering more opportunities for skills to help young people access work. Other social enterprises focussing on different needs will also be encouraged into area. The policy also allows for social enterprises to come forward in other locations that mean some of the impacts on townscape, traffic and air pollution are more uncertain.
Policy AAPB3: Town Centre Employment Land	+	This policy identifies, allocates and safeguards land that could be released from employment to town centre uses 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. However 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. It will also help to deliver the town centre uses needed to ensure the future of Walsall town centre.

Policy AAPLE1: New Leisure Development	+	Likely to have positive effects overall. The Waterfront area has traditionally been the area promoted as the key site for leisure investment in the town centre. Directing leisure uses here will provide an attractive area of leisure uses located together, improving viability of individual elements and creating an attractive area of public space. Should have a positive impact on the canal environment and encourage further investment in the area. The policy also allows for leisure uses elsewhere to Waterfront where it can be demonstrated that there will be no adverse impact on delivering the Waterfront scheme. This provides opportunities for leisure development with jeopardising the cinema scheme resulting in an overall positive benefit. The impacts of leisure schemes in other locations on the townscape and traffic along with other site specific issues will not be known until a scheme comes forward.
Policy AAPLE2: Sport and Cultural Facilities	+	This policy will have positive impacts by protecting and enhancing current cultural and sports facilities in the centre it allows the community to access these facilities providing health and wellbeing benefits. Investing in these facilities should also encourage more visitors to the centre with potential for linked trips. Many of these buildings positively contribute to the historic character of the centre and the overall townscape. The policy will have positive impacts by providing the opportunity for a new consolidated Heritage Centre. This would bring the less accessible local history centre into the town centre and support the Walsall museum through relocating it as part of Walsall Leather Museum. This will create a larger visitor attraction in the centre which should encourage more users of the facilities and more visitors to the centre overall.
Policy AAPLE3: Hotel, Conference and Banqueting Provision	+	Likely to have positive effects overall. As there is currently no evidenced demand a number of suitable locations have been proposed which means some of the impacts are uncertain. However such facilities will support the office developments proposed and also the college.
Policy AAPLE4: Walsall Canal	+	Likely to have positive effects overall. Increased canal side activities should have a positive impact overall as it creates a more desirable leisure attraction bringing further investment and visitors to the centre. There are also positive impacts on the on townscape and character of the centre as the canal provides a key feature in the centre. The improved pedestrian and cycle access along the canal will ensure it provides a key pedestrian and cycle link to and from the centre to residential areas and the Manor hospital. This has positive impacts on how people access the centre, the health of the community and how sustainable the centre is.
Policy AAPLV1: Residential Developments	+	Likely to be positive. Increasing housing in the town centre is generally positive to the viability and vitality of the town centre as it increases users of town centre services, provided it is not located so as to jeopardise the centre's retail and commercial functions. Two sites are allocated for residential-only development. These are currently industrial sites in residential areas, so should the industry relocate and sites be converted to residential use this will have a positive impact on these sites and the surrounding housing. The policy also encourages residential use at upper floors and the conversion of existing buildings, both of which are positive to the vitality of the town centre. Setting standards for the environment of residential developments should have an overall positive effect on the quality of life of residents, including ensuring high quality, secure and accessible environments.
Policy APPLV2: Education	+	Likely to be positive. The policy encourages higher and further education facilities and ancillary accommodation across the town centre in suitable locations, and provides standards to ensure that any new educational development is high quality design, accessible and relates well to the rest of the town centre.
Policy AAPLV3: Health Care Facilities	+	Likely to be positive. The policy supports new and existing healthcare facilities in the town centre and aims to stop such facilities from leaving the town centre. The centre is the most accessible location in the borough for such facilities. Manor hospital is an important healthcare facility that has recently undergone significant investment, its location in close proximity to the town centre should be emphasised and encouraged as the hospital is easily accessible by public transport. Uses which will further support the hospital are encouraged within the town centre.

Policy APPLV4: Community Facilities	+	Likely to have positive effects overall. Protecting existing community facilities will stop the loss of any key facilities within the town centre. The centre is the most accessible location in the borough for such facilities. A single location for combined community facilities will benefit Walsall's residents by bringing together a number of facilities into a single, accessible hub.
Policy AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness	++	Generally positive as the policy proposes quality design of new buildings to strengthen the town centre's heritage and identity, which will have positive impacts on the townscape of the centre. Attractive buildings and environments will have positive impacts on the economy of the town centre. The policy sets criteria for the design of buildings which affect heritage assets, which will have a positive impact on ensuring high standards of design in sensitive locations.
Policy AAPLV6: Securing Good Design	++	Likely to have very positive effects. Setting standards for good design of new buildings should have positive effects on the townscape of the centre, as well as cultural heritage, accessibility, and climate change mitigation and energy consumption. Attractive buildings and environments will have positive impacts on the economy of the town centre.
Policy AAPLV7: Enhancing Public Realm	++	Likely to have very positive effects. Maintaining existing and improved environment and public realm of the town centre will ensure the continued positive impacts on the townscape and identity of the area, and is likely to increase the attractiveness of the town centre for both investment and users, thereby improving the economy of the town.
Policy AAPLV8: Environmental Infrastructure	++	Likely to be very positive overall. Protecting the existing environmental infrastructure assets will have a number of positive impacts including on the townscape and landscape of the town centre, providing open space and access routes have positive impacts on accessibility and biodiversity. Setting standards for environmental infrastructure for new developments will have positive impacts on biodiversity, air quality and climate change. Furthermore if renewable energy schemes are delivered the effect is likely to be positive as it reduces waste, creates renewable energy, good reduce energy bills for communities and will have wider environmental impacts.
Policy AAPT1: Pedestrian Movement, Access and Linkages	++	This policy is likely to have a very positive impact, by improving linkages throughout the centre there are more opportunities for linked trips and increased spending throughout the centre as people find it easier to navigate from one destination to another, this is especially the case for strengthen the Primary Shopping Area. The improvements across the Ring Road will also help the Gigaport proposals support other uses such as retail and leisure as office workers find it easier to access the entire centre. It could also help make the centre more sustainable as people will find public transport easier to use as well as walking and cycling becoming a more desirable option. The policy specifically looks to ensure that new developments are accessible for those with limited mobility.
AAPT2: Cycling	++	This is likely to have a positive impact, protecting the cycle routes ensures the centre remains cycle friendly promoting this healthy and sustainable mode of transport. Protecting the current cycle parking is also positive as its supports the use of the cycle routes and people commuting to work or to public transport hubs then travelling on to other areas for work.
AAPT3: Public Transport	++	The allocation of Bradford Place Interchange is likely to have a positive impact overall, the ability of the centre to cater for bus services that make Walsall town centre as accessible as possible is crucial to the centre viability. Many people access the centre by bus for work, shopping, leisure and to access other public transport hubs. The allocation of Station Street Car Park for the expansion of the train station to include rapid transit is likely to having a positive impact overall through connecting the strategic centres to each other and making Walsall as accessible as possible. Ensuring the centre is accessible reduces car dependency and emissions.

Policy AAPT4: Road Improvements	+	In balance this policy will have a positive impact, by identifying improvements to the road network this will help secure any funding available preventing the congestion and access issue to road network from deterring future investment and visitors from the centre. By improving the road network more development could be attracted to the centre especially within the Gigaport area. The better moving the traffic is the less impact on air pollution there is along the corridor although there may be an increase in car emissions overall resulting in the impact being unknown.
AAPT5: Car Parking	+	Likely to have positive effects overall. This policy will enable car parks to support investment anticipated in the town centre, making it more attractive to a wider range of potential users therefore having an overall positive impact. It will also improve the strategic highway network and improve users' safety.
Policy AAPINV1: Regeneration Strategy	++	Likely to have very positive effects overall. Resisting proposals that are not in accordance with the regeneration strategy in the AAP should have an overall positive impact as these proposals could be detrimental to the delivery of priority sites and uses such as the Primary Shopping Area for retail or the Gigaport for offices. The use of temporary permissions will have a positive impact as it allows development to come forward without having a long term impact on delivering the regeneration strategy. This provides a positive economic impact in the short term and in the long term. This means less sites remain undeveloped in the short term having a positive impact on the townscape of the centre. Requirements for developments to be comprehensive, address highway impacts and have consideration of the character of the area and be of high design will have positive impacts by ensuring that schemes make
Policy AAPINV2: St Matthew's Quarter	+	This policy will have a positive impact, St Matthew's has secured some delivery in the area already but further is needed to secure the future of the area as a retail destination and to secure the delivery of the planned investment. Providing larger retail units will attract further investment. Creating active retail frontages and allowing a flexible approach to other uses that support not prejudice the retail function will help to create a lively and attractive shopping destination. This will help to deliver the targets for retail floor space and protect the core of the town centre. Supports the regeneration strategy and provides opportunities for investment. The use of the Shannon's Mill site for Bulky goods or convenience retailing is likely to also have a positive impact overall as it will prevent the location of such uses further away from the PSA which will mean more linked trips and concentrated spending inside the Primary Shopping Area. Such uses may generate more car trips and the related negative impacts however the closer the stores locate to the rest of the centre the more accessible they encouraging the use of public transport and reducing the need to travel. Finally the use of the Shannon's Mill site for other town centre use or a mix of centre uses will have a positive impact bringing investment and life into the area. Uses such as residential will mean there is more footfall in the area and increased natural surveillance making the area feel safer. Live/work units could connect well with the social enterprise area and provide a new form a living in the centre.
Policy AAPINV3: Walsall Gigaport	+	Allocating sites for office development will have a positive impact overall as it will attract investment and create jobs. It will also help diversify the economy of Walsall overall. Gigaport provides enough sites suitable for office development in an accessible and visible location. Through having a specific area to encourage office development it is hoped this will create a high quality businesses environment in the centre triggering further investment. This policy will have a positive impact as it looks to provide a desirable, accessible and high quality businesses environment that meets the needs of workers and the community whilst attracting further investment. There are also policy requirements that look to improve linkages to public transport and encourage electric car use and cycle use which help to mitigate some of the impacts on the ring road location and increased traffic generating by more people accessing the area. There may be some additional costs to developers but this negative is outweighed by the positive impact of a more desirable location that attracts visitors and investors.

Policy AAPINV4: Walsall Waterfront	+	Likely to be positive overall. The Waterfront area has traditionally been the area promoted as the key site for leisure investment in the town centre. Directing leisure uses here will provide an attractive area of leisure uses located together, improving viability of individual elements and creating an attractive area of public space. Should have a positive impact on the canal environment and encourage further investment in the area. As Lex has been allocated for a mix of uses it is not possible to say what all the impacts will be. Generally there is a positive impact from securing investment in a key site.
Policy AAPINV5: Park Street Shopping Core	++	This policy will have a very positive effect by maximising the retail potential of the area and ensuring it provides a high quality shopping environment. This will help to attract further investment in retail and in other uses such as leisure and increase the number of visitors. The strength of the retail core determines how Walsall performs and competes with other centres for investment and spending. This approach will have a positive impact on the townscape as there are less vacant units and investment in the public realm. The use of upper floors also brings more life to buildings meaning they are better looked after. It also makes the best use of the land in the centre.
Policy AAPINV6: Secondary Development Sites	++	This policy will have a very positive impact as it should result in more sites being developed in the centre that support the priority sites identified and the regeneration strategy. Many of the sites identified as secondary development opportunities are Council car parks which are considered surplus or consider for release industrial land, meaning that the best use will be made of developed land in Walsall town centre bringing in into life for town centre uses. Requiring developers to consider sites for town centre uses before solely residential uses will have a positive impact overall as whilst it may mean that less houses are built the Site Allocation Document allocates for sufficient housing in other areas of the borough meaning that there will be no negative impact on communities, the policy also doesn't mean that no housing proposals will be acceptable or that they cannot come forward as part of mixed use meaning that new homes can be built in the centre. The policy is written this way to ensure the centre fulfils its role as a commercial role as the heart of Walsall for shopping, office and leisure in order to supports Walsall's economy, provide jobs and meet the needs of communities. This policy looks to protect the role of the centre and to make the best use of land ensuring where possible town centre uses are delivered. This is considered to have a positive impact on communities and the economy.
Policy AAPINV7: Addressing Potential Site Constraints	++	The policy on flood risk, water quality and air quality operates in conjunction with UDP policies and incorporate the latest national guidance. The likely effects of the policy are very positive providing opportunities for improvements to biodiversity, townscape and landscape and mitigating against the effects of climate change, water and air pollution and managing the risk of flooding. The noise policy should reduce any conflict between uses such as residential and leisure, resulting in the best use of land in the centre. The land contamination part of the policy will have an overall positive impact as it looks to ensure that any ground contamination is remediated to an acceptable level. This will enable development to go ahead on sites where there is contamination and will have knock on impacts for the environment of the centre. This will also have positive impacts on the health of communities. The minerals policy is likely to have positive effect, because it would not prevent essential non-mineral development from taking place where there would be no impact on winnable mineral resources, and where winnable minerals are present and it is feasible to extract them in advance of development, this may provide a source of aggregate minerals that can be used on-site or a source of other minerals that can be sold to help offset the cost of development.