

Walsall Site Allocation Document

Modifications Consultation

26th February – 9th April 2018

Updated Technical Appendices

Maps

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These maps reflect the updated evidence bases for the Potentially Contaminated Land, Historic and Current Landfill Sites and the latest version of Walsall Council's Flood Risk modelling.

They should be viewed in conjunction with the Technical Appendices Maps submitted in support of the Site Allocation Document which can be found here:

www.walsall.gov.uk/Portals/0/images/importeddocuments/sm5 - sad technical appendices assets and constraints maps updated november 2016 -2.pdf

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Potentially Contaminated Land and Landfill Constraints

Key

- Operational Landfill Sites
- Historic landfill site with likely issues including ground gas
- Historic landfill site with a lower likelihood issues
- Land where contamination may need to be assessed during development



Potentially Contaminated Land:

The light blue shaded areas indicate previous land uses that had the potential to result in contamination. Land use could range from the filling of small ponds or ditches with unknown materials where contamination potential is minimal, through mining and minerals winning where the spoil may be an issue to heavy industrial or waste disposal activity where contamination is considerable.

The extent of development constraint will be dependent on the proposed new use, the extent of any contamination and the available remediation or mitigation options.

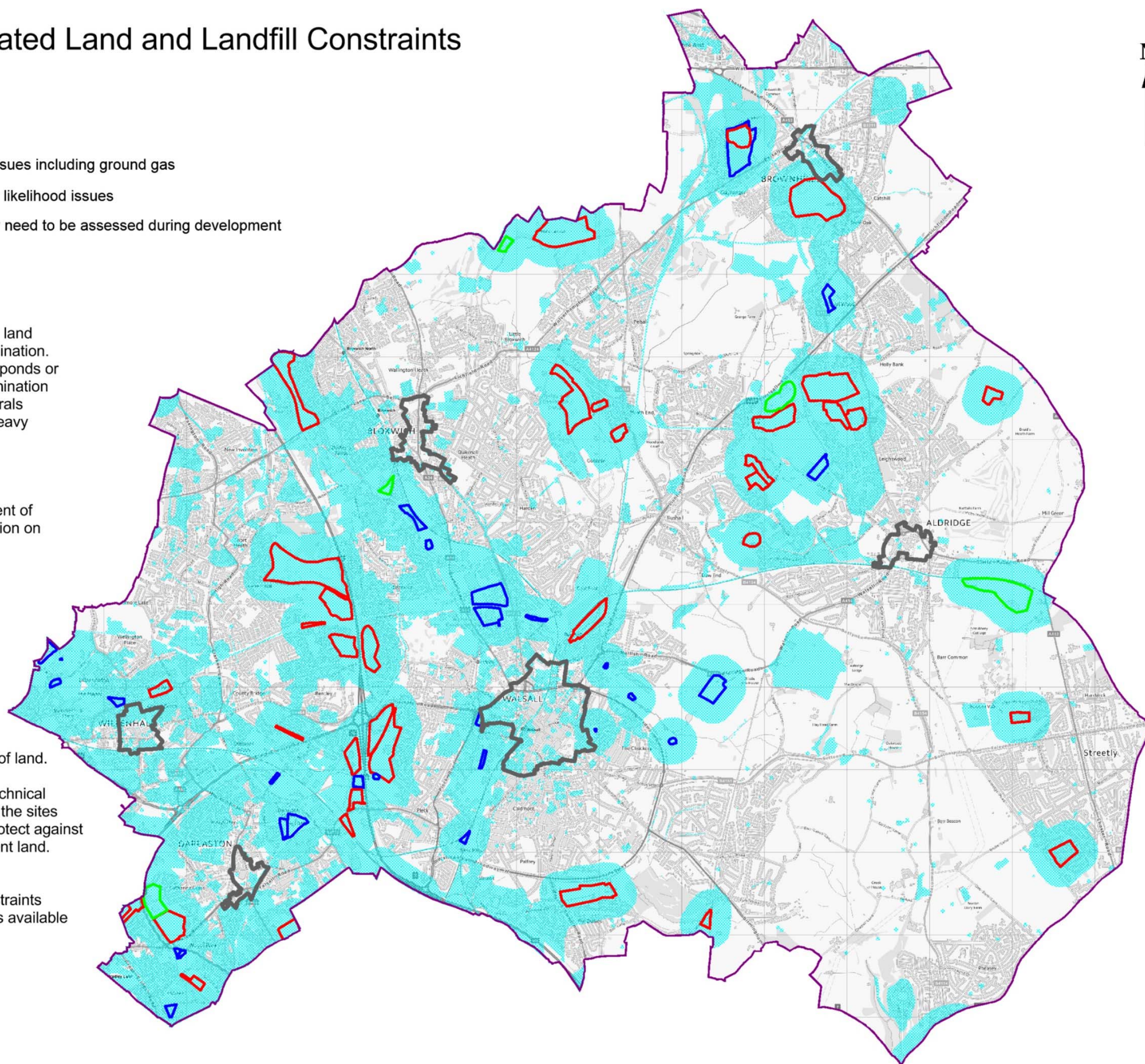
Historic Landfill Sites:

Locations of sites known to have been or which are still used for the disposal of industrial, commercial or domestic waste by landfill.

Depending upon the nature of the waste and age of the site there may be constraints to development upon or close to these areas of land.

Typically there will be issues relating to geotechnical stability and aggressive ground conditions on the sites or requirements for mitigation measures to protect against ground gas ingress in development on adjacent land.

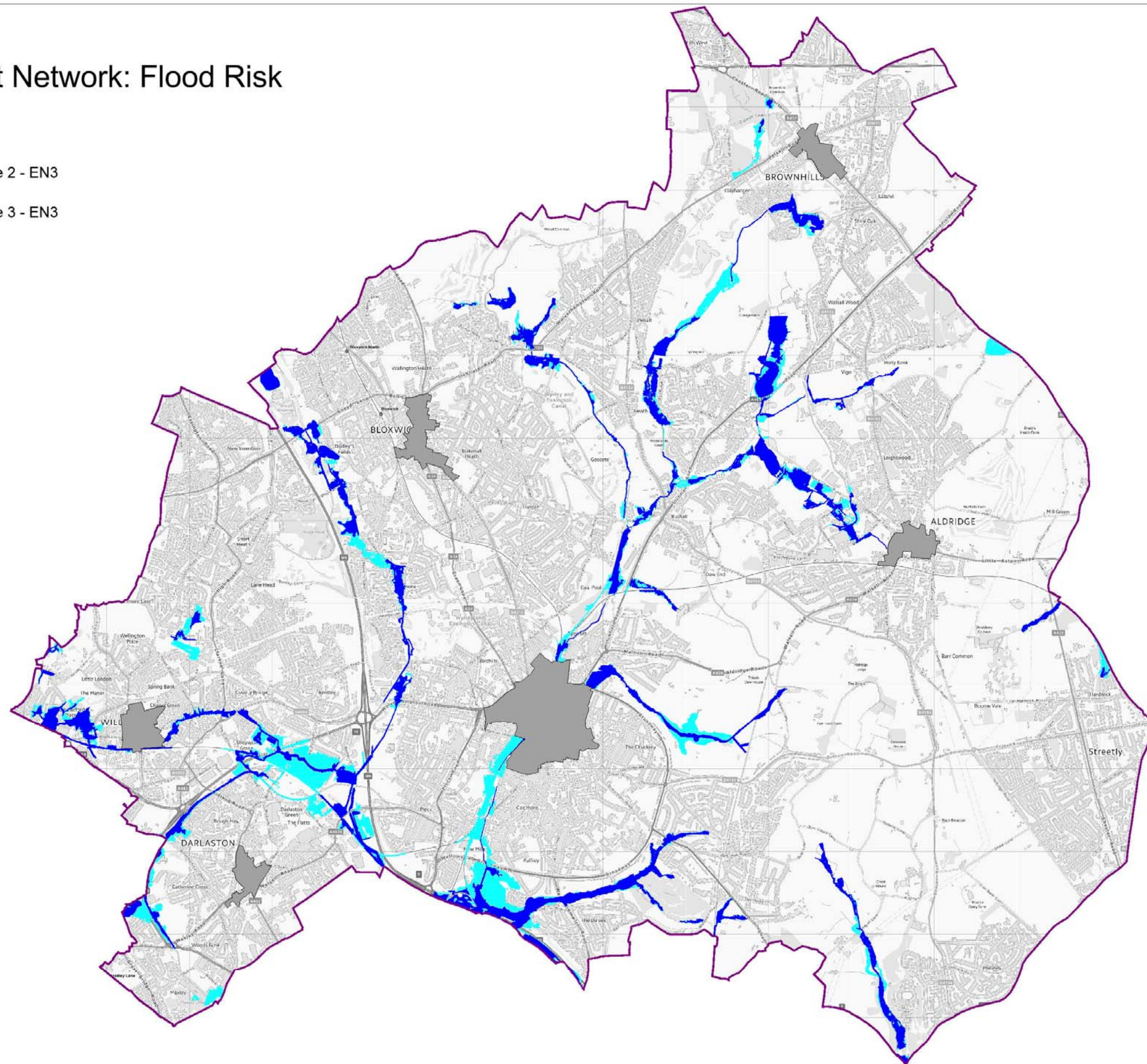
Additional information and advice on the constraints associated with development in these areas is available from Pollution Control on 01922 658040 or pollutioncontrol@walsall.gov.uk



Environment Network: Flood Risk

Key

-  Flood Zone 2 - EN3
-  Flood Zone 3 - EN3



Differences between Walsall Council and Environment Agency Flood Risk Mapping


Key


Walsall Council JBA Flood Zones


 Flood Zone 2

 Flood Zone 3

Environment Agency Flood Zones

 Flood Zone 2

 Flood Zone 3

 Town and District Centres

The Environment Agency has accepted the JBA mapping for Walsall Council provides the best available illustration of flood risk. However, the Agency has requested that the Council should also show where their mapping of flood risks extends beyond the areas identified by the Council.

