

Walsall Site Allocation Document
Preferred Option Consultation
7th September – 2nd November 2015

Draft Plan: Technical Appendices

Maps

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9	Natural Environment Assets	Planning Policy, Natural England, Birmingham and the Black Country Wildlife Trusts
10	Heritage Assets	Planning Policy, Historic England

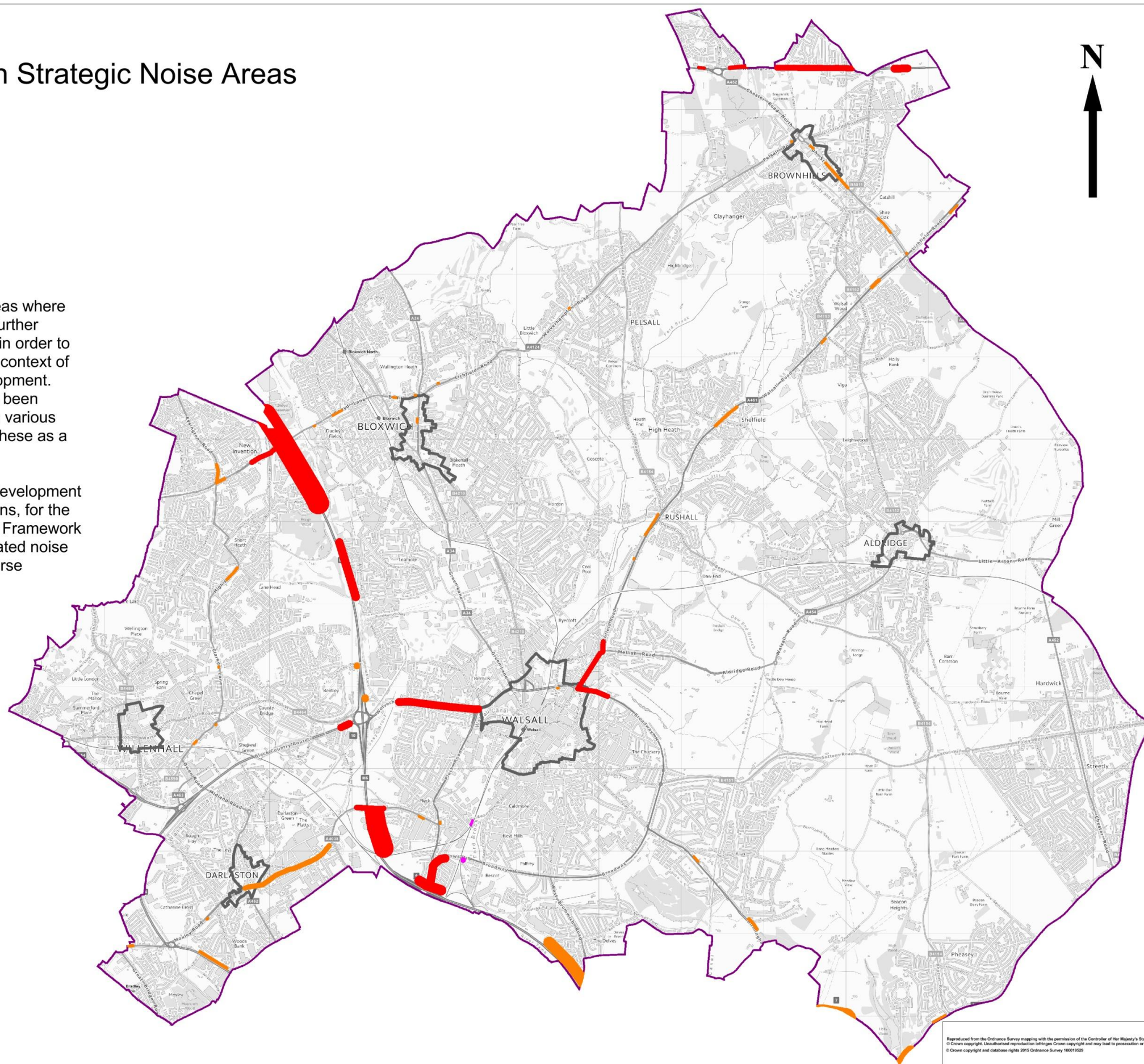
Walsall Borough Strategic Noise Areas

Key

- Road - First Priority Areas
- Road - Important Areas
- Rail

Noise Action Plans identify Important Areas where relevant authorities must consider what further measures, if any, might be implemented in order to improve the management of noise in the context of Government policy on sustainable development. Additionally, First Priority Locations have been identified within Important Areas, and the various authorities are tasked with investigating these as a priority.

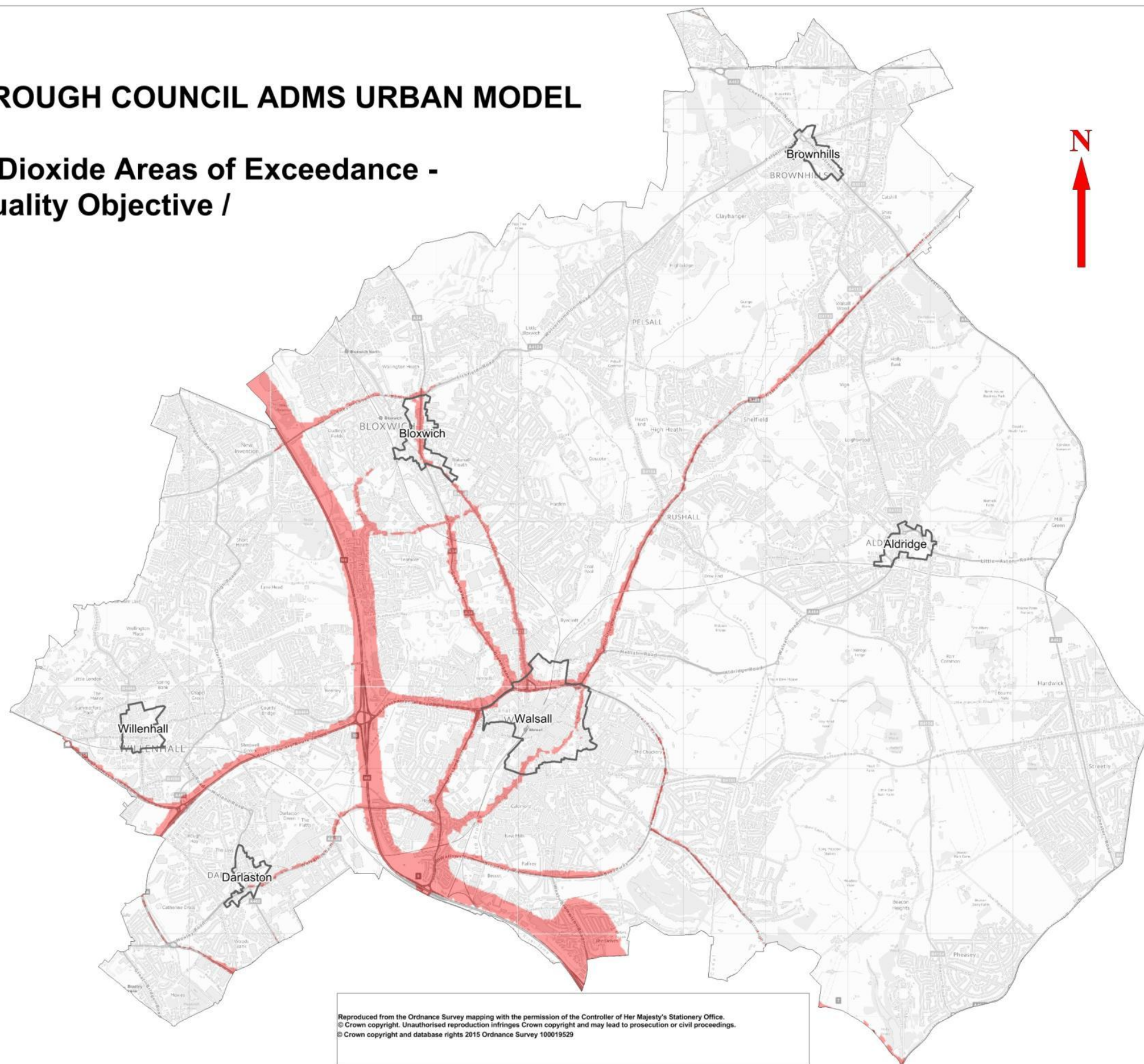
As regards how this relates to planning development within, or as affected by these designations, for the purposes of the National Planning Policy Framework the local planning authority deem associated noise levels to be giving rise to significant adverse impacts on health and quality of life. In consequence, new planning development will therefore only be possible where appropriate mitigation can be secured to either avoid such impacts, and it can be demonstrated that other adverse impacts on health and quality of life are mitigated and reduced to a minimum.



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WALSALL BOROUGH COUNCIL ADMS URBAN MODEL

2015 Nitrogen Dioxide Areas of Exceedance - National Air Quality Objective / EU Limit Value



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Potentially Contaminated Land and Landfill Constraints

- Key**
- Operational landfill site
 - Historic landfill site with likely issues including ground gas
 - Historic landfill site with a lower likelihood of issues
 - Land where contamination may need to be addressed during redevelopment



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 on mitigation options.

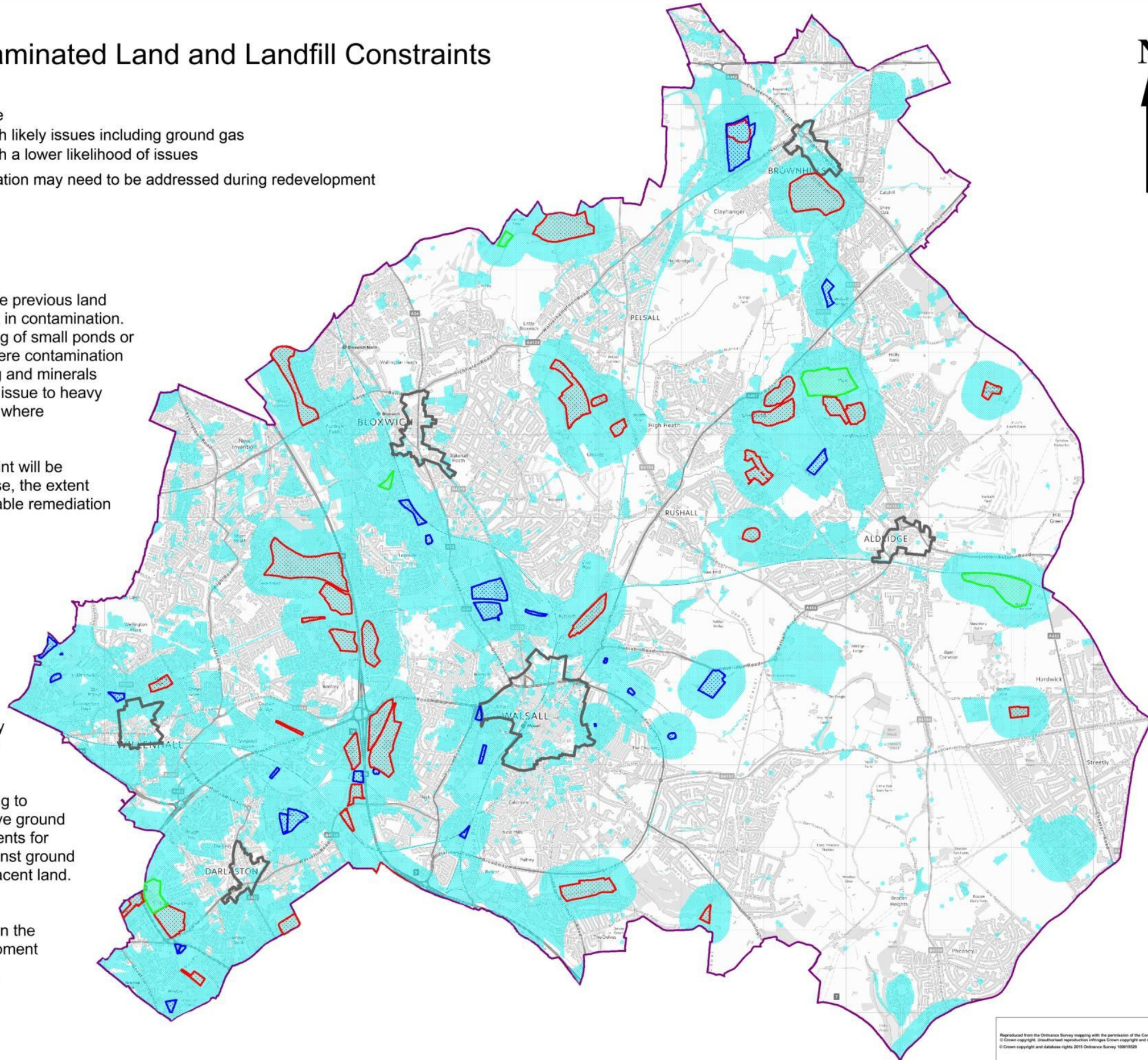
Historic Landfill Sites:

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



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Geological Constraints

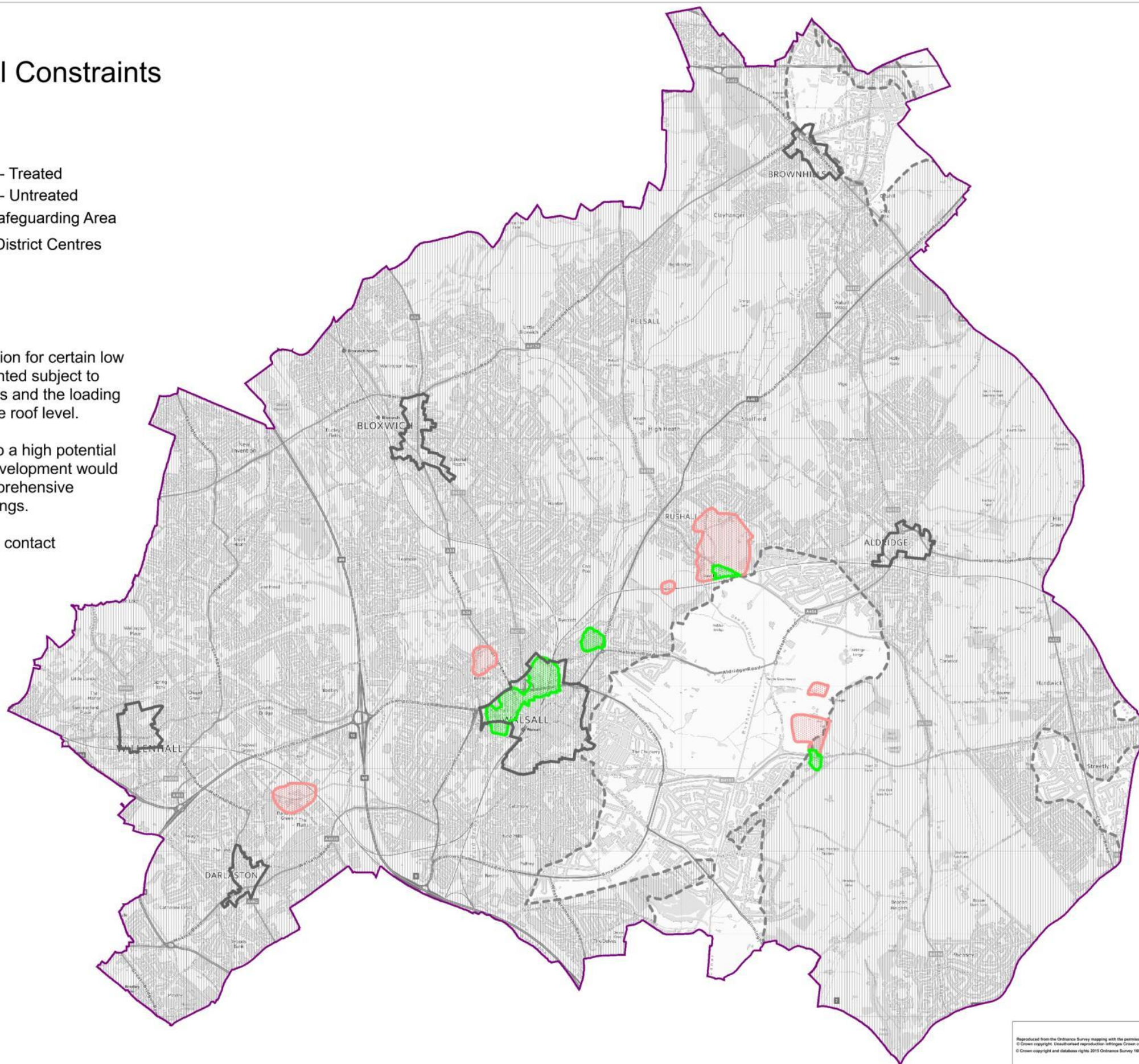
Key

- Limestone - Treated
- Limestone - Untreated
- Minerals Safeguarding Area
- Town and District Centres

Limestone - Treated: Permission for certain low rise development may be granted subject to limits on the number of storeys and the loading from the new structure at mine roof level.

Limestone - Untreated: Due to a high potential for collapse permission for development would not be granted without a comprehensive stabilization of the mine workings.

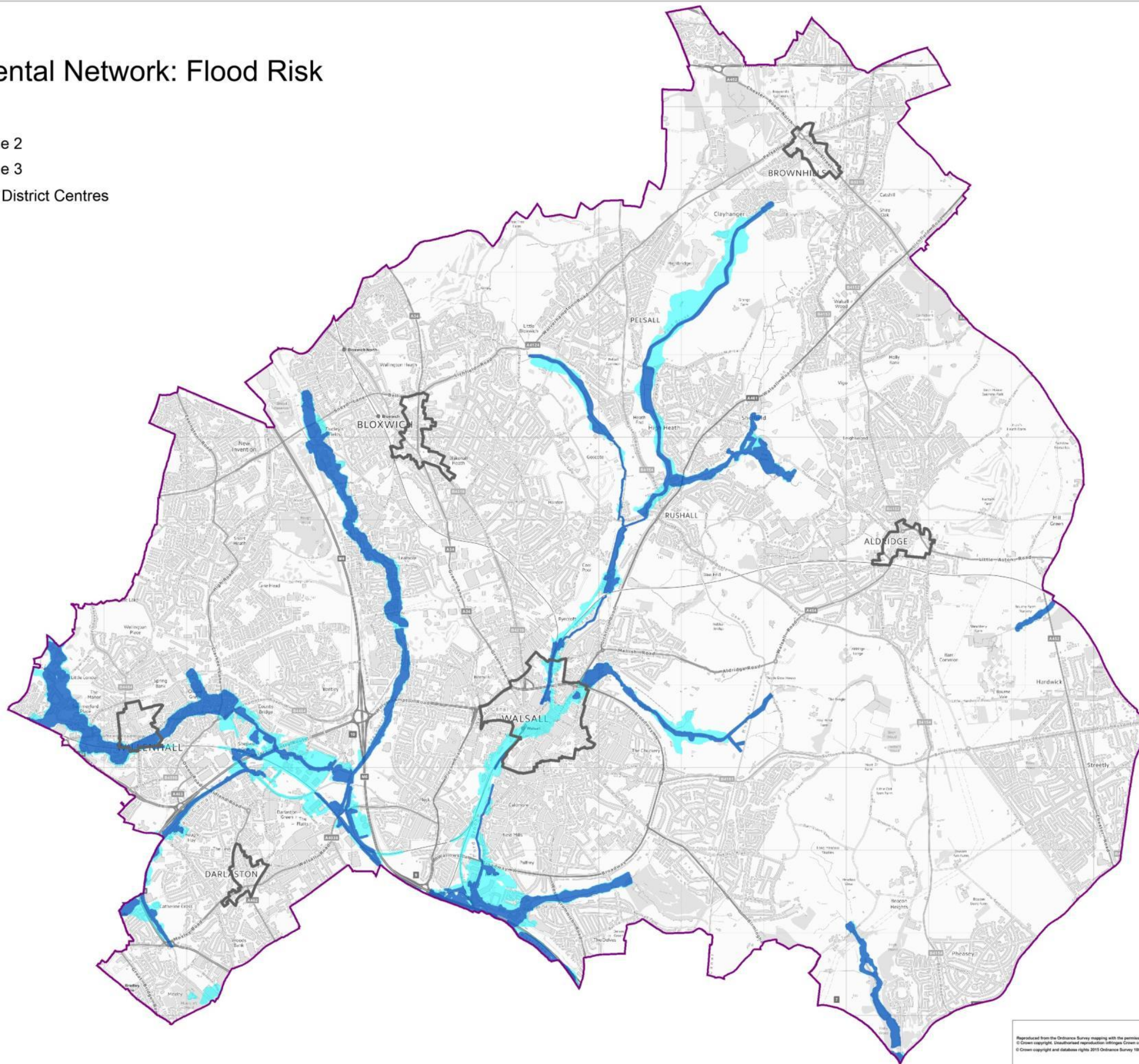
For further information please contact
Mo Rahimi on 01922 654655



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Environmental Network: Flood Risk

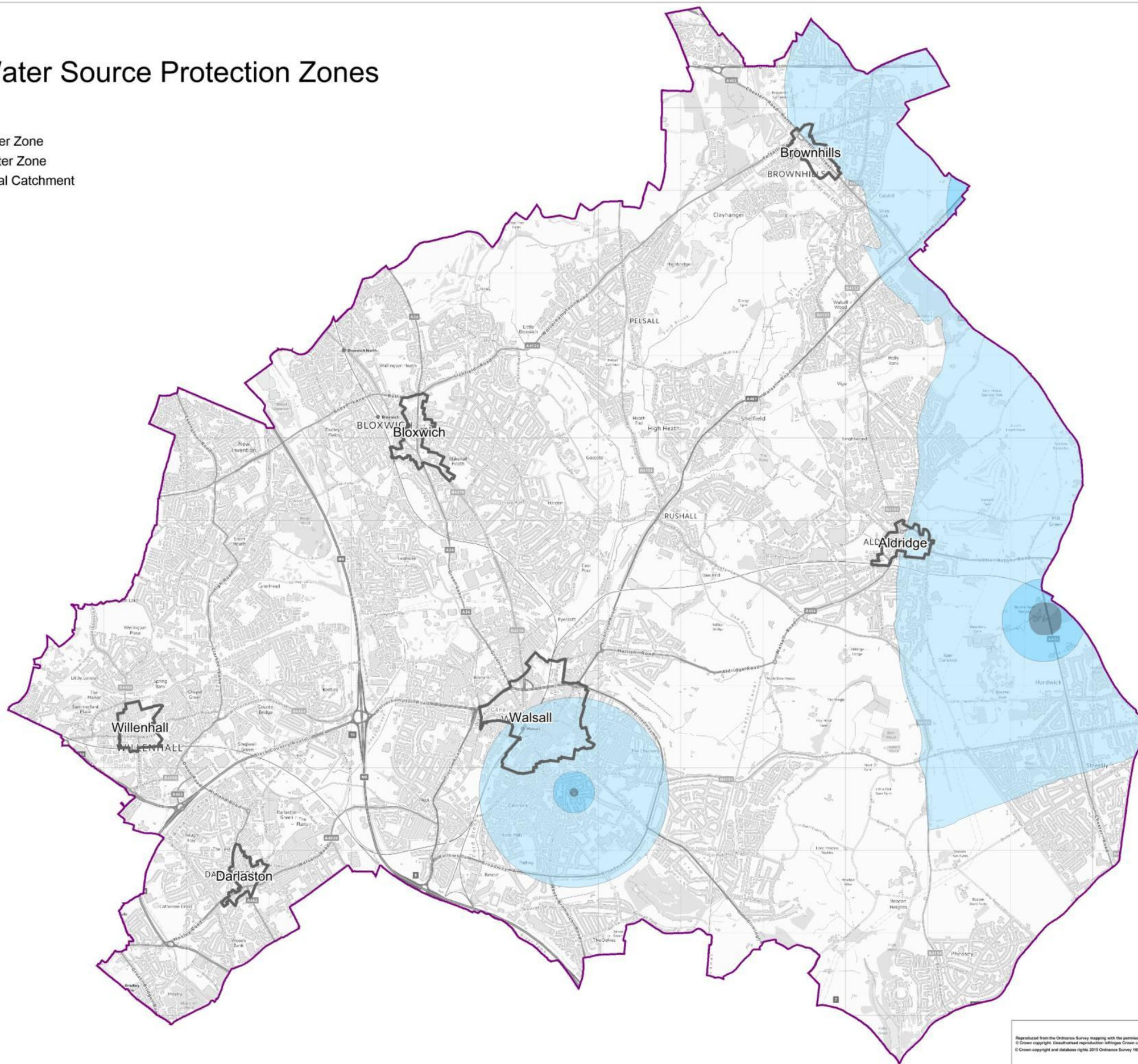
- Key
- Flood Zone 2
 - Flood Zone 3
 - Town and District Centres



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Ground Water Source Protection Zones

- Key
- Zone 1 - Inner Zone
 - Zone 2 - Outer Zone
 - Zone 3 - Total Catchment



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