

Walsall Site Allocation Document
Pre-Submission Modifications Consultation
7th November – 19th December 2016

Draft Plan: Updated Technical Appendices

Maps

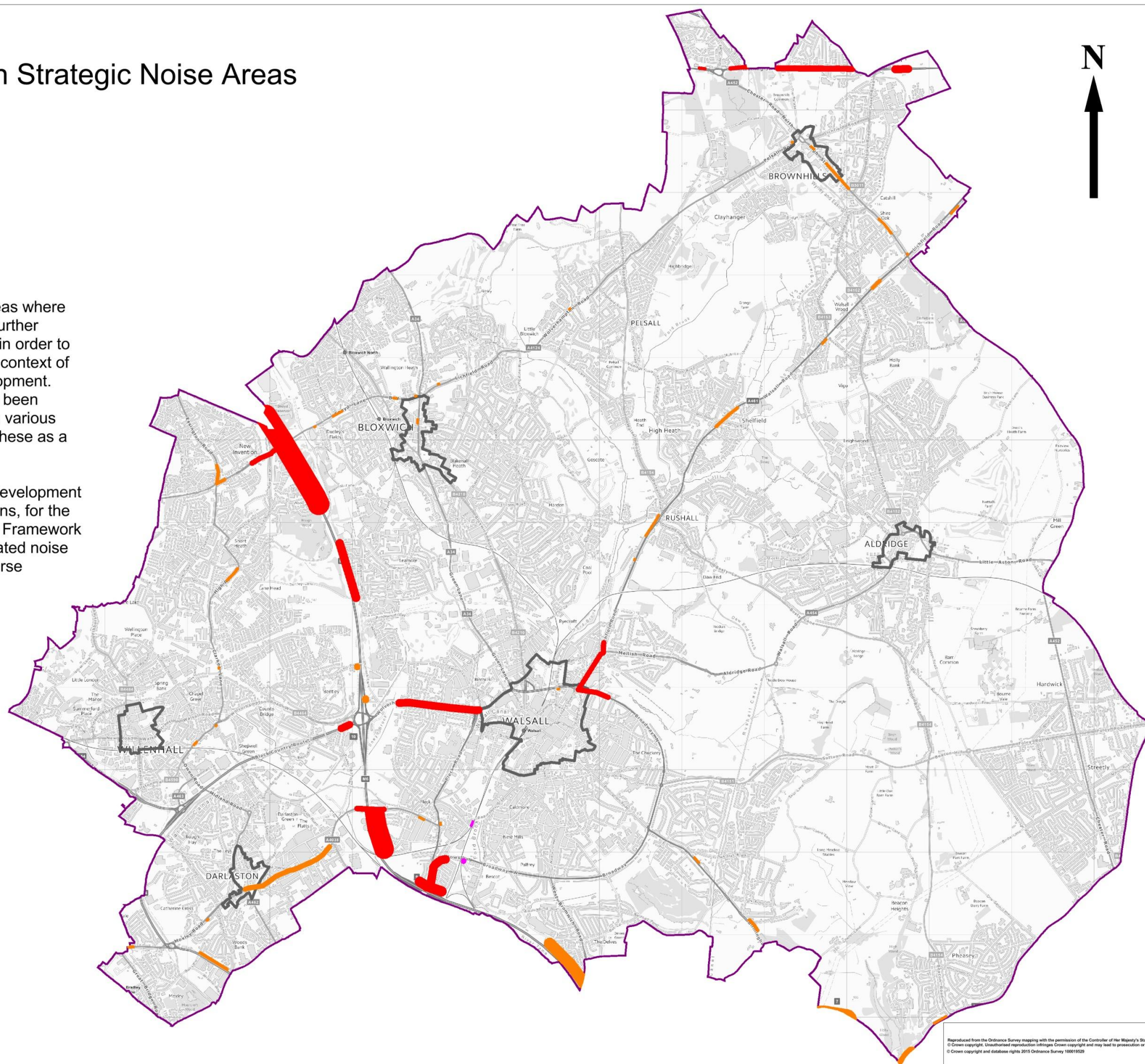
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Walsall Borough Strategic Noise Areas

- 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.

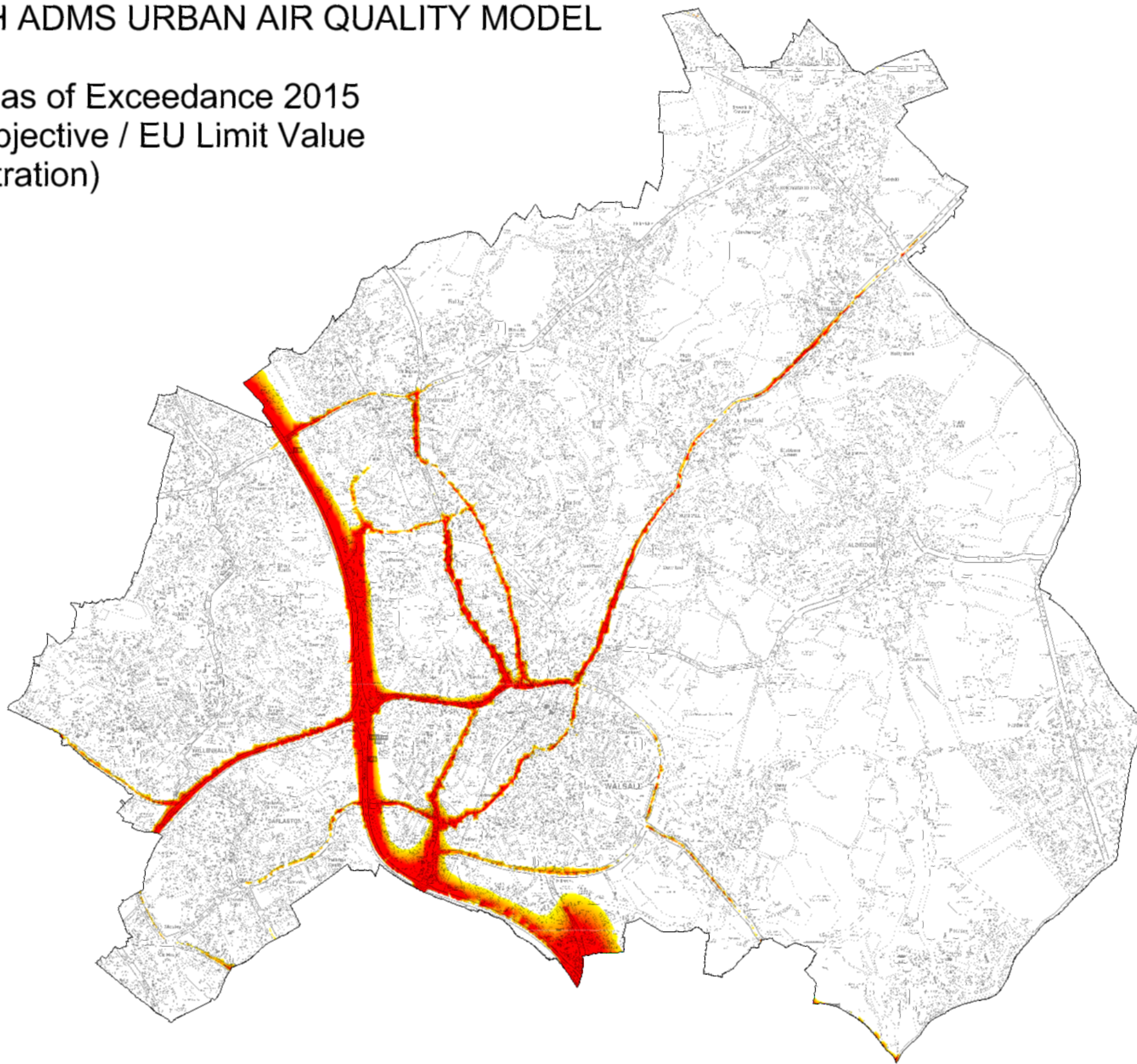
As regards how this relates to planning development within, or as affected by these designations, for the purposes of the National Planning Policy Framework the local planning authority deem associated noise levels to be giving rise to significant adverse impacts on health and quality of life. In consequence, 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 ADMS URBAN AIR QUALITY MODEL

Nitrogen Dioxide - Areas of Exceedance 2015
National Air Quality Objective / EU Limit Value
(annual mean concentration)



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.

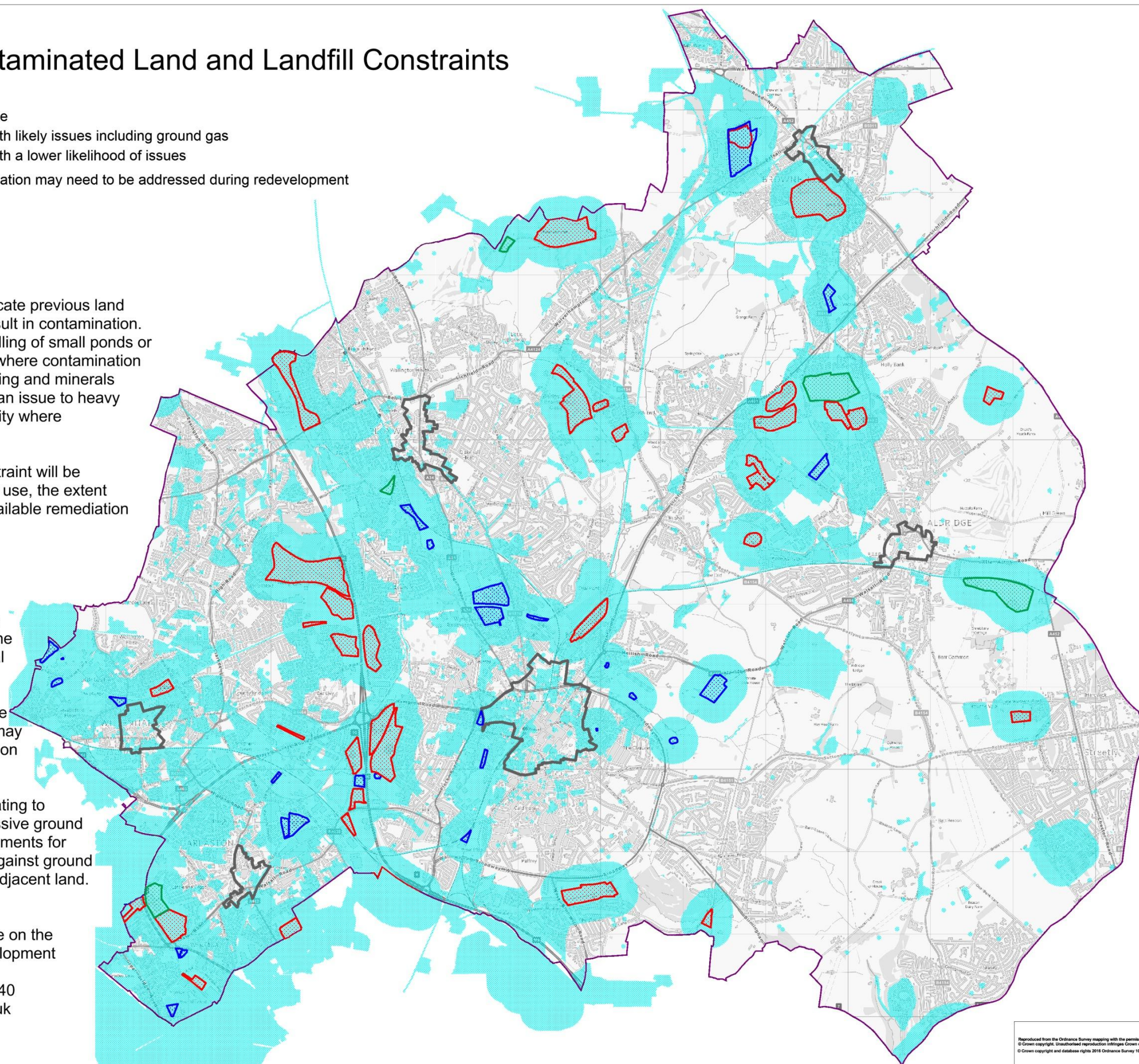
Historic Landfill Sites:

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

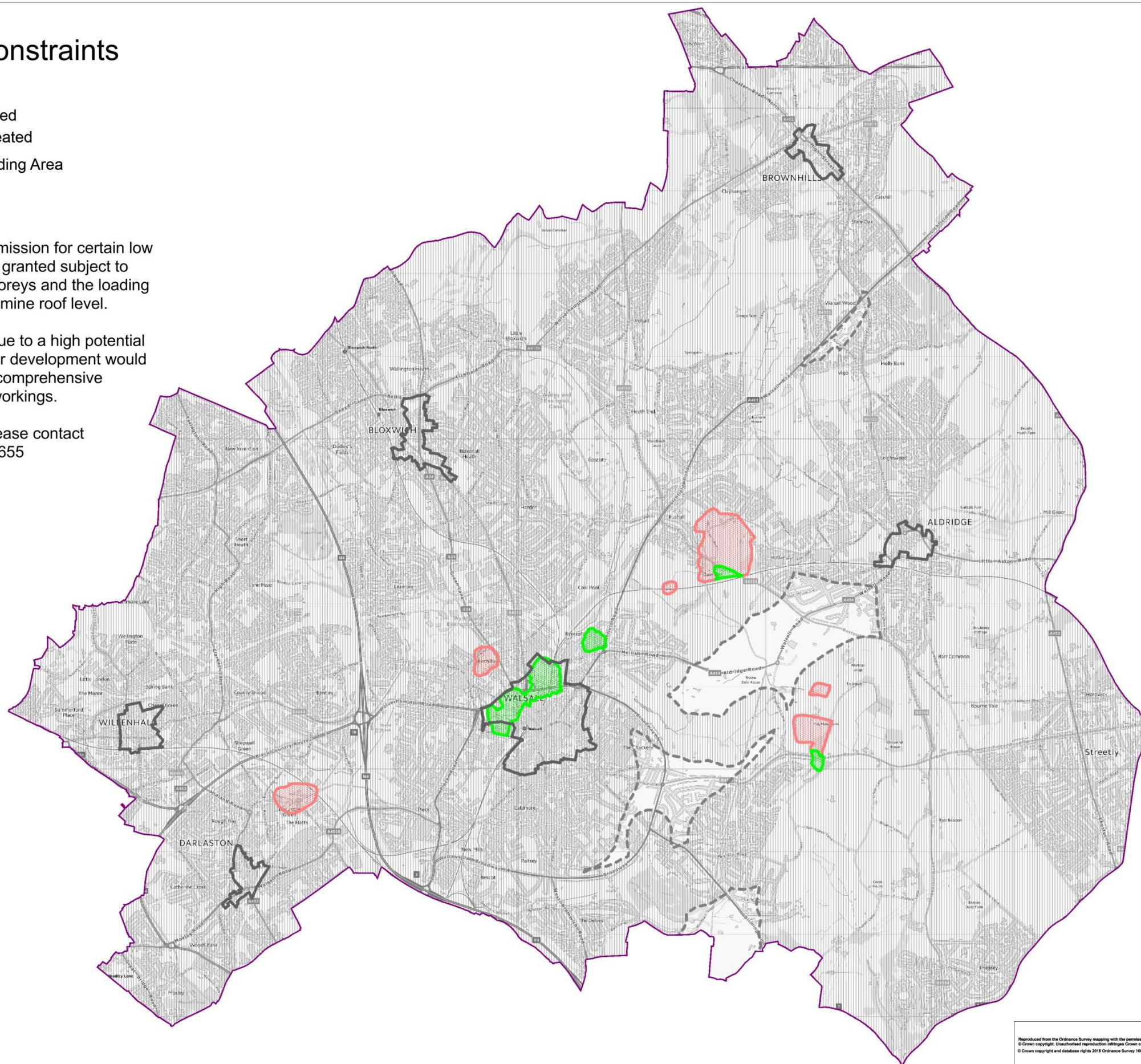
Key

- Limestone - Treated
- Limestone - Untreated
- Mineral Safeguarding Area

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

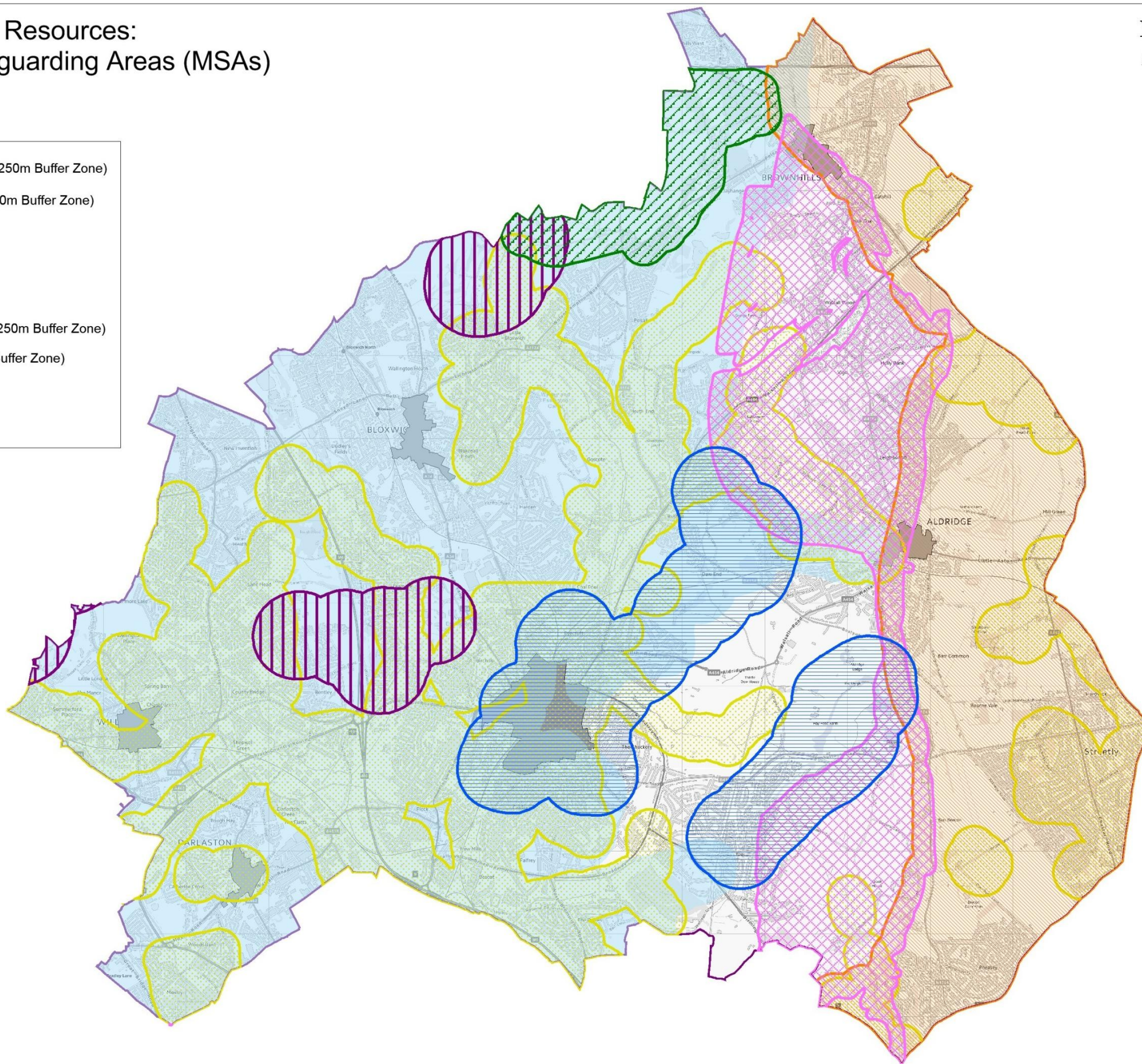


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Safeguarding of Mineral Resources: Indicative Minerals Safeguarding Areas (MSAs)








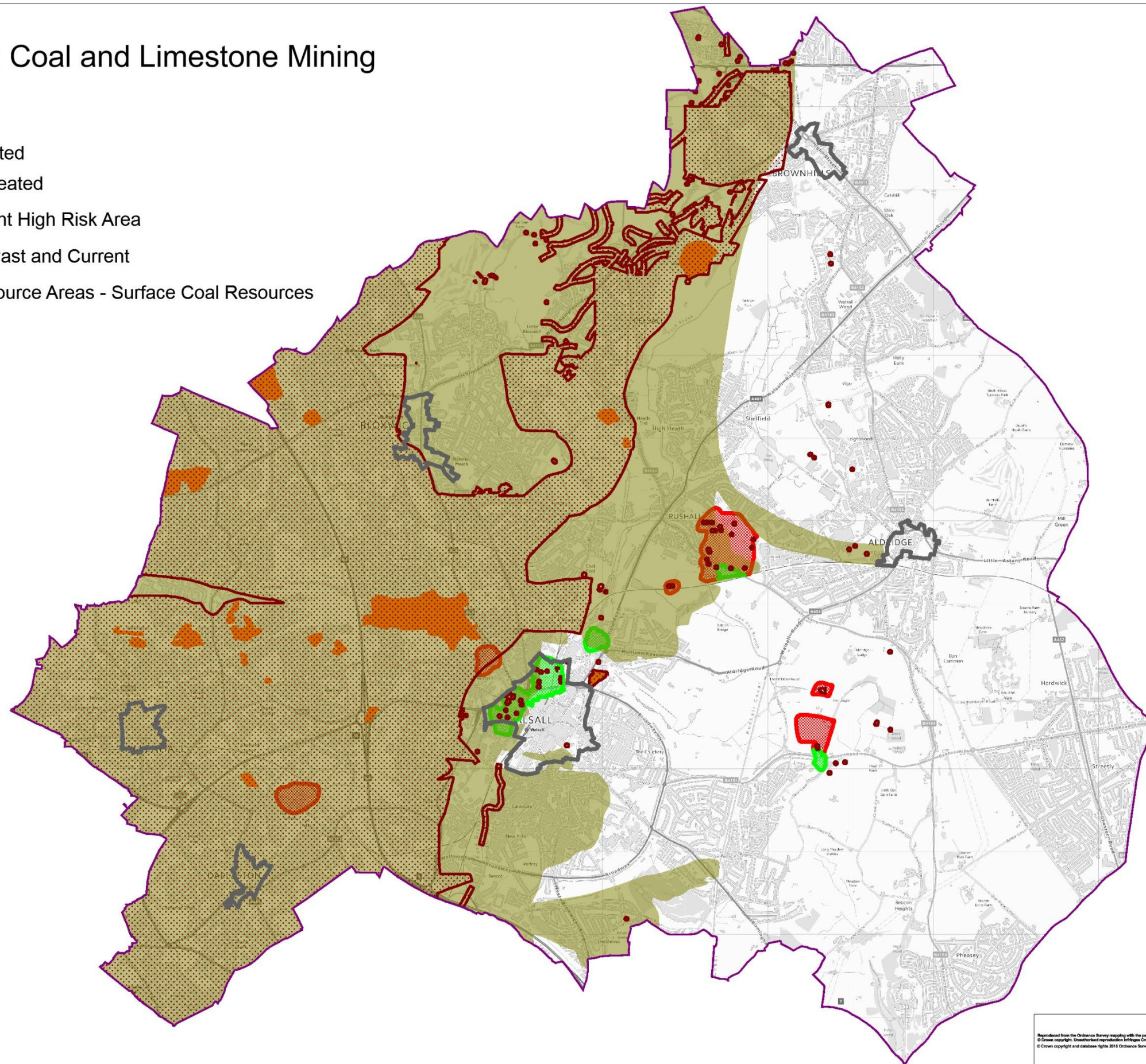
-  Sands and Gravels - Superficial (+250m Buffer Zone)
-  Sands and Gravels - Bedrock (+250m Buffer Zone)
-  Brick Clays (+50m Buffer Zone)
-  Dolerite (+500m Buffer Zone)
-  Limestone (+500m Buffer Zone)
-  Fireclay Mineral Resource Area (+250m Buffer Zone)
-  Surface Coal Resources (+250m Buffer Zone)
-  Walsall Borough Boundary
-  Town and District Centres



Minerals: Coal and Limestone Mining

Key



-  Limestone - Treated
-  Limestone - Untreated
-  Coal Development High Risk Area
-  Surface Mining Past and Current
-  BCGS Coal Resource Areas - Surface Coal Resources

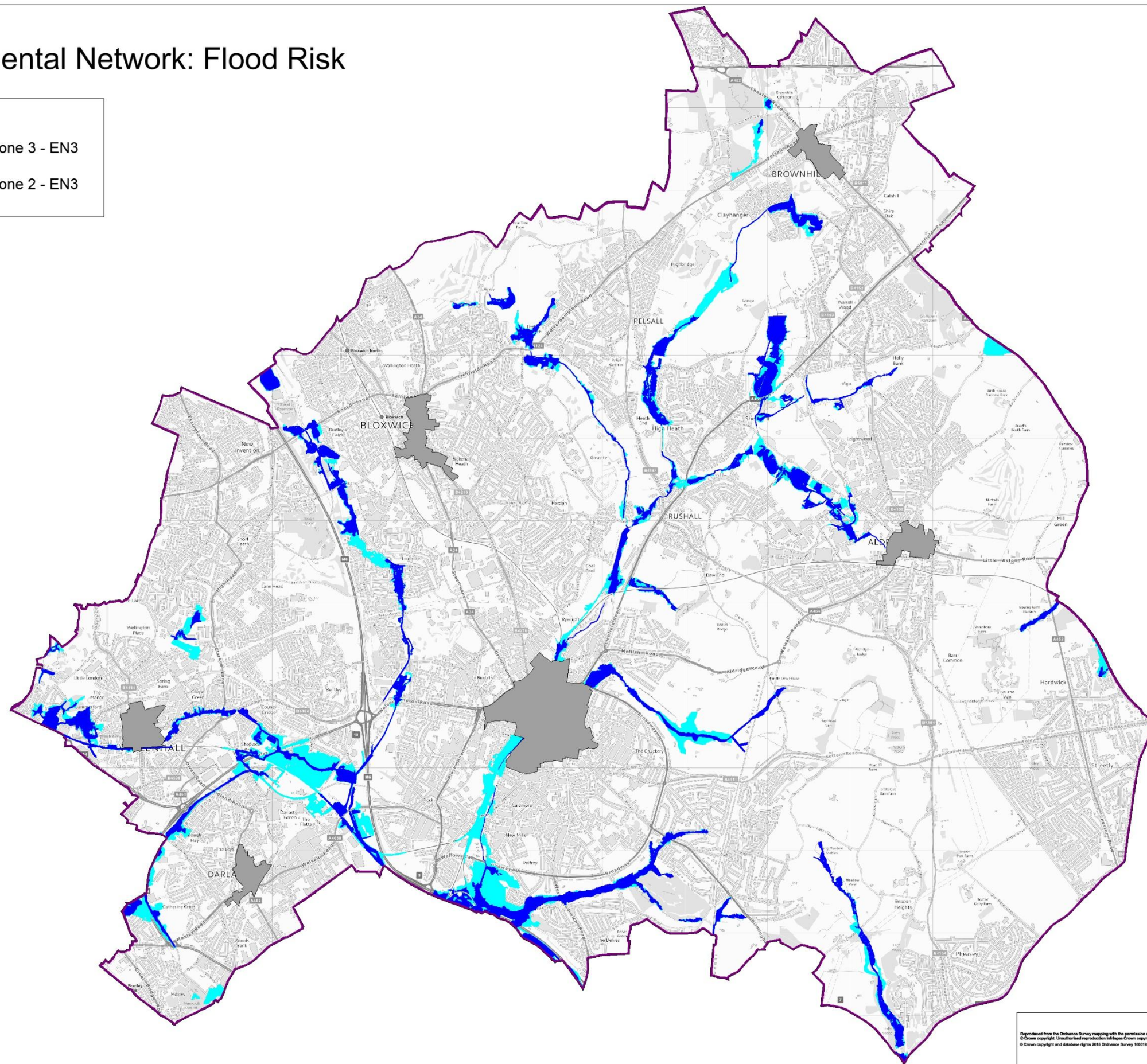
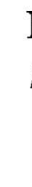


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Environmental Network: Flood Risk

Key

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

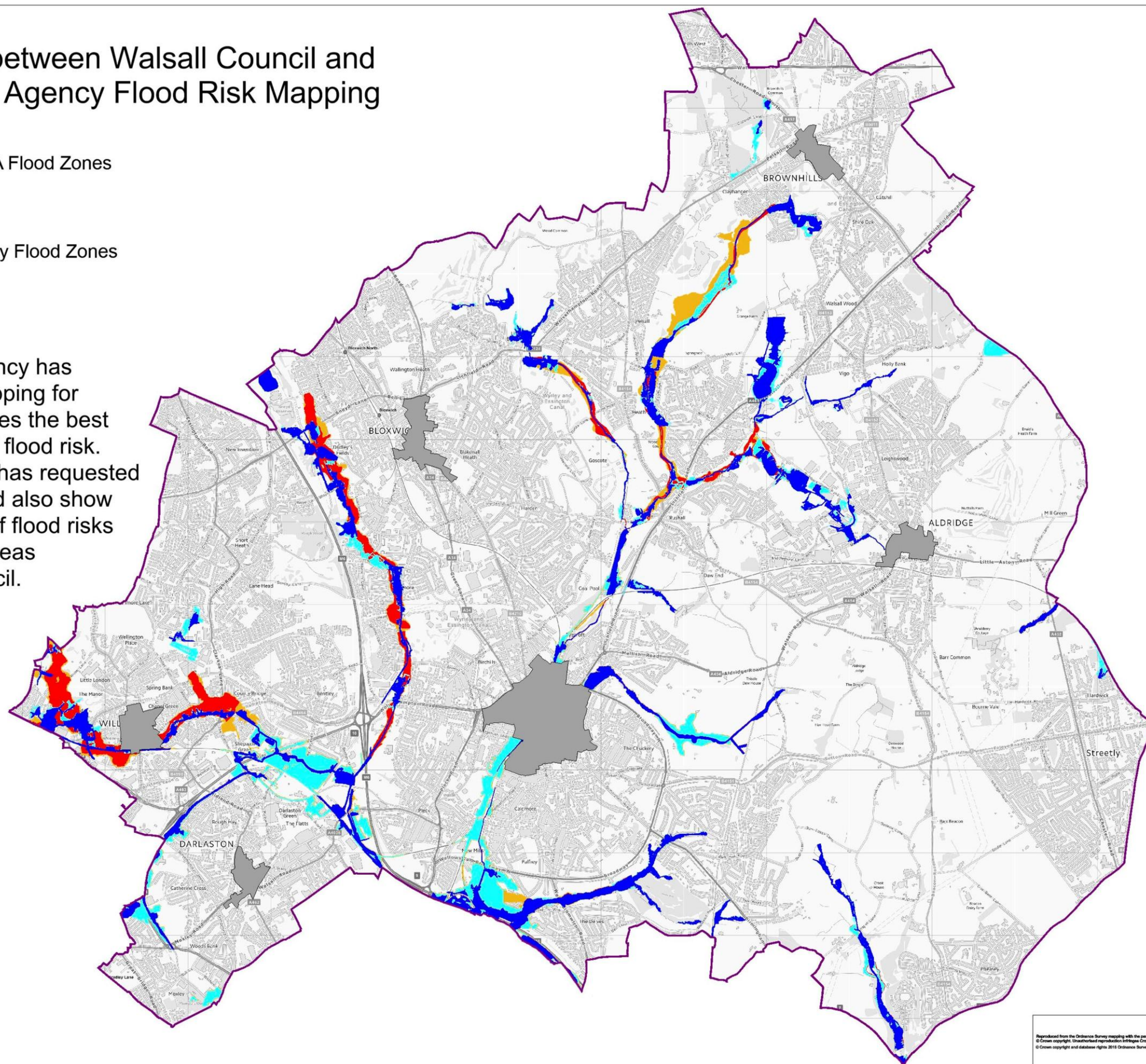


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Differences between Walsall Council and Environment Agency Flood Risk Mapping

- Key**
- Walsall Council JBA Flood Zones**
- Flood Zone 3
 - Flood Zone 2
- Environment Agency Flood Zones**
- Flood Zone 3
 - Flood Zone 2

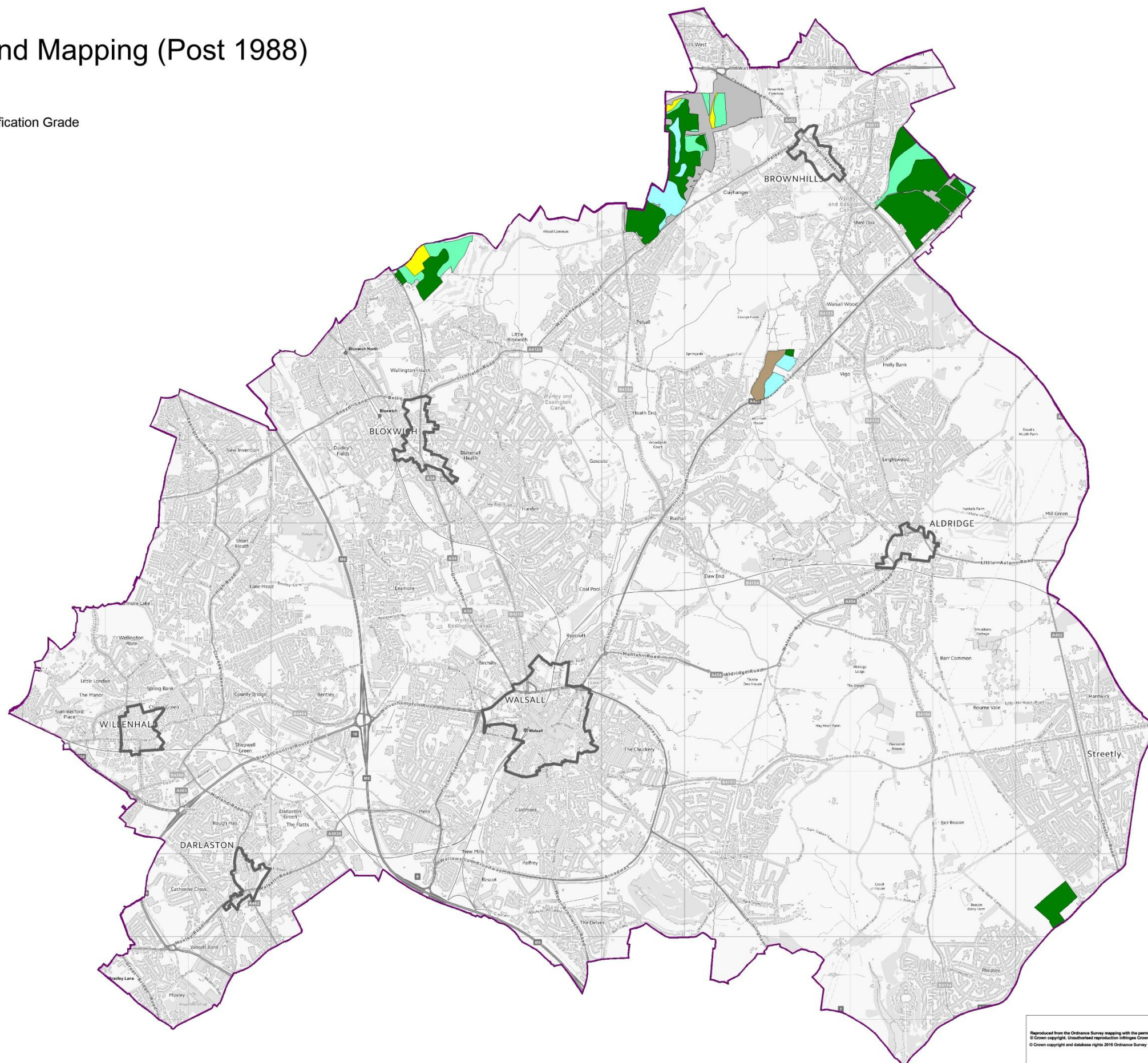
The Environment Agency has accepted the JBA mapping for Walsall Council provides the best available illustration of flood risk. However, the Agency has requested that the Council should also show where their mapping of flood risks extends beyond the areas identified by the Council.



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Agricultural Land Mapping (Post 1988)

- Key**
Agricultural Land Classification Grade
- Grade 1
 - Grade 2
 - Grade 3a
 - Grade 3b
 - Grade 4
 - Grade 5
 - Other
 - Not Surveyed

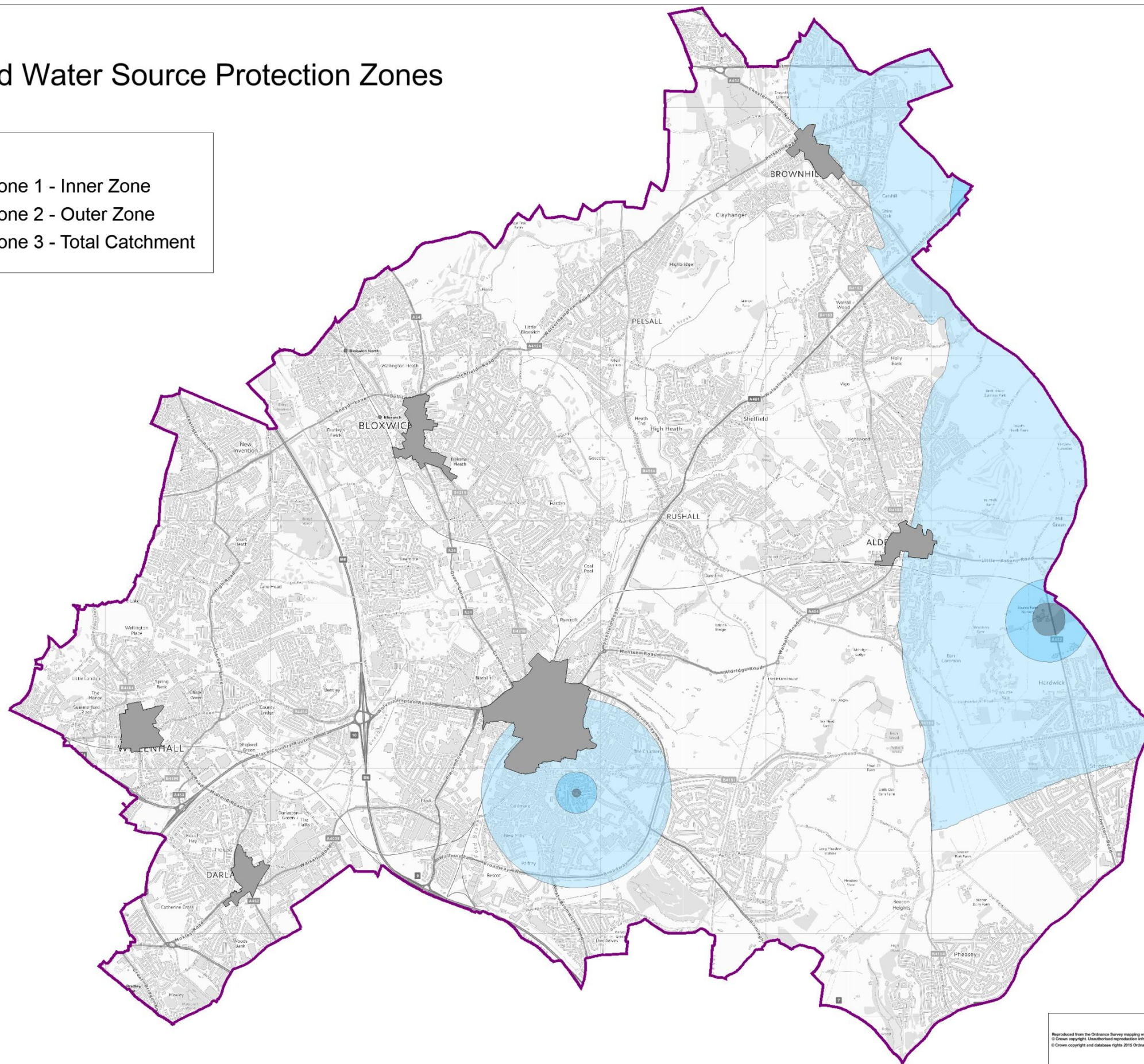


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Ground Water Source Protection Zones

Key

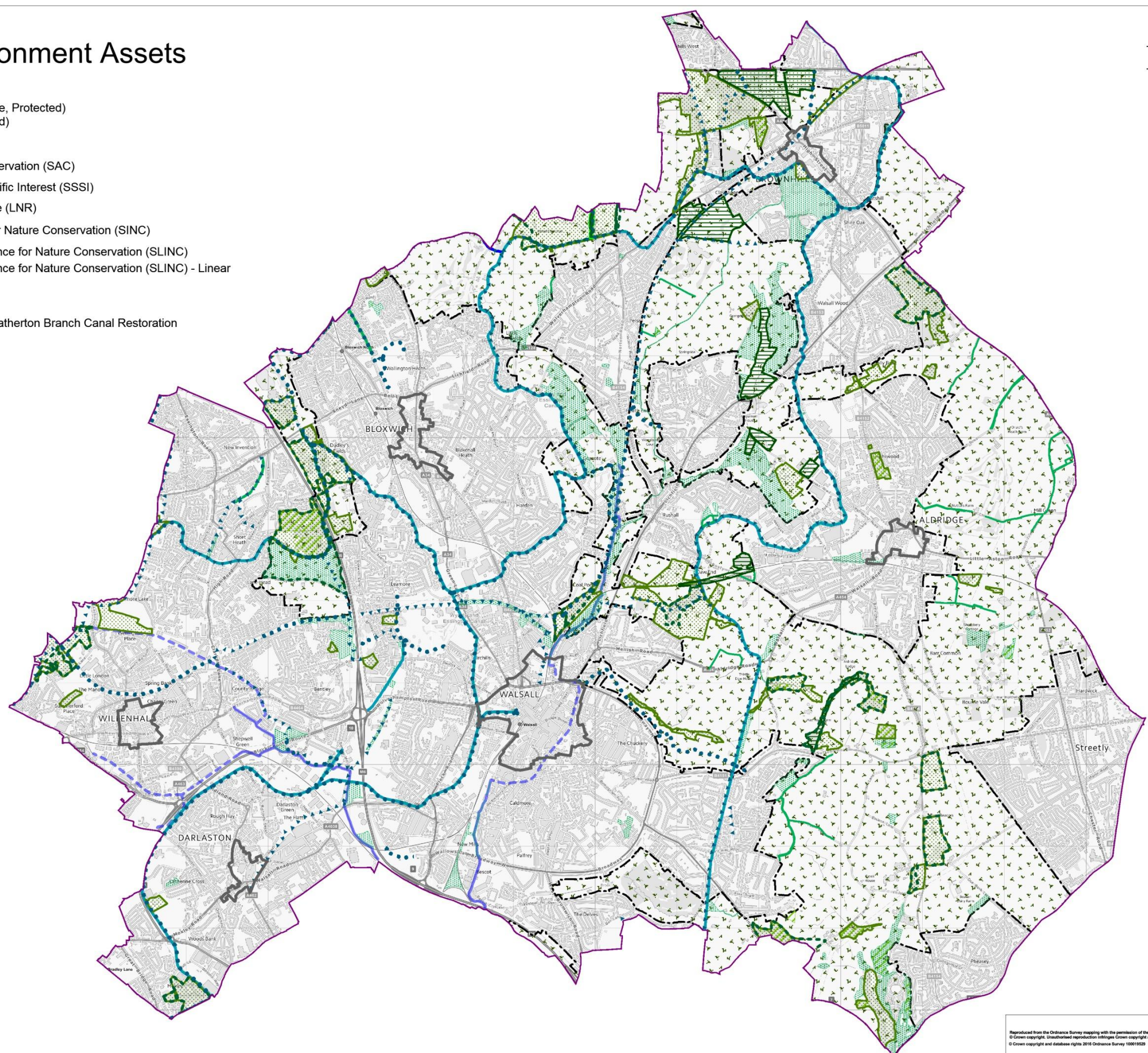
- Zone 1 - Inner Zone
- Zone 2 - Outer Zone
- Zone 3 - Total Catchment



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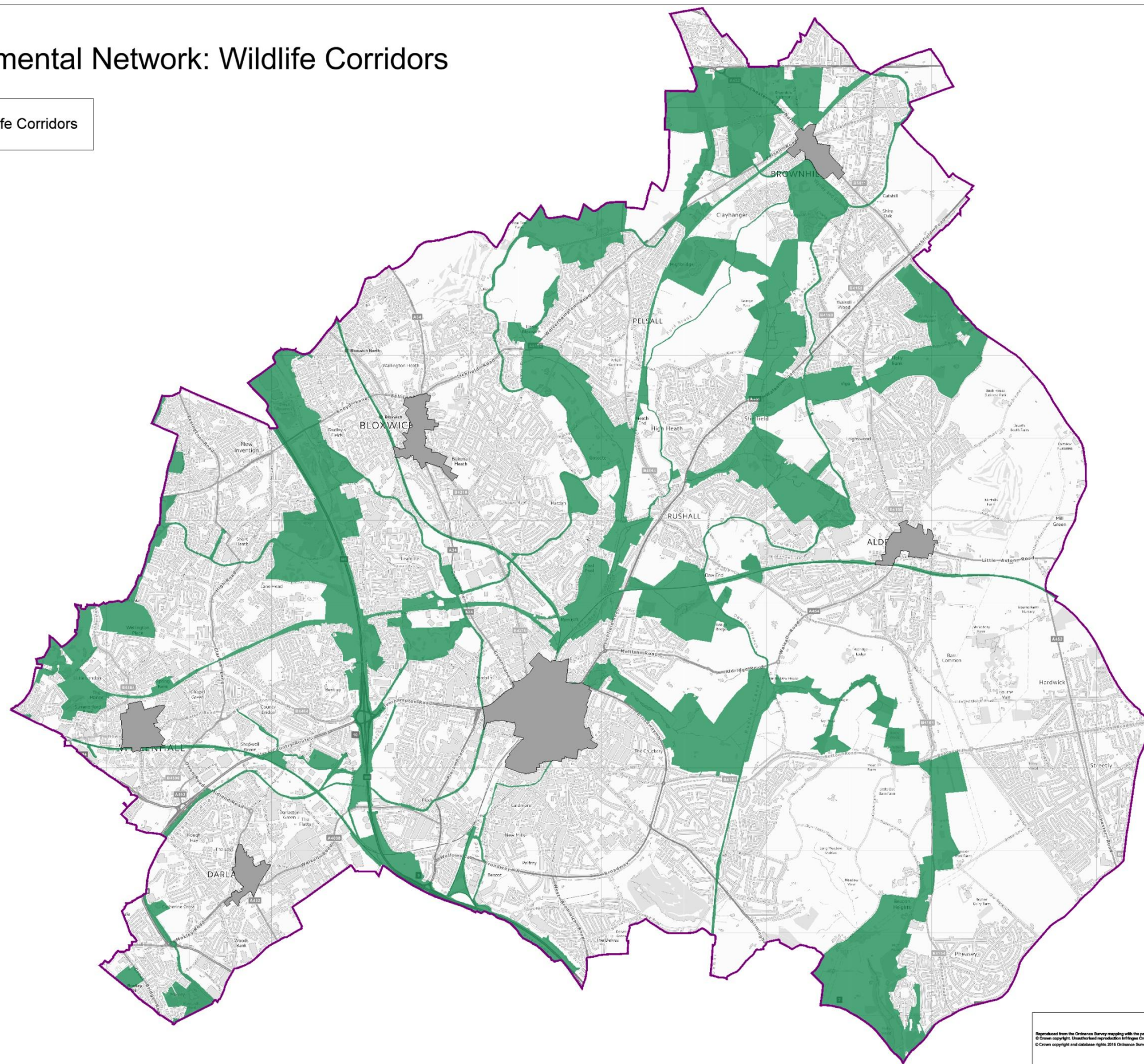
Natural Environment Assets

- Key**
- Greenways (Complete, Protected)
 - ▲▲▲▲ Greenways (Proposed)
 - ▭ Green Belt
 - Special Area of Conservation (SAC)
 - ▨ Site of Special Scientific Interest (SSSI)
 - ▨ Local Nature Reserve (LNR)
 - ▨ Site of Importance for Nature Conservation (SINC)
 - ▨ Site of Local Importance for Nature Conservation (SLINC)
 - ▨ Site of Local Importance for Nature Conservation (SLINC) - Linear
 - ▨ Ancient Woodland
 - Canals
 - Indicative Route of Hatherton Branch Canal Restoration
 - Rivers**
 - Open
 - Culverted










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Environmental Network: Wildlife Corridors

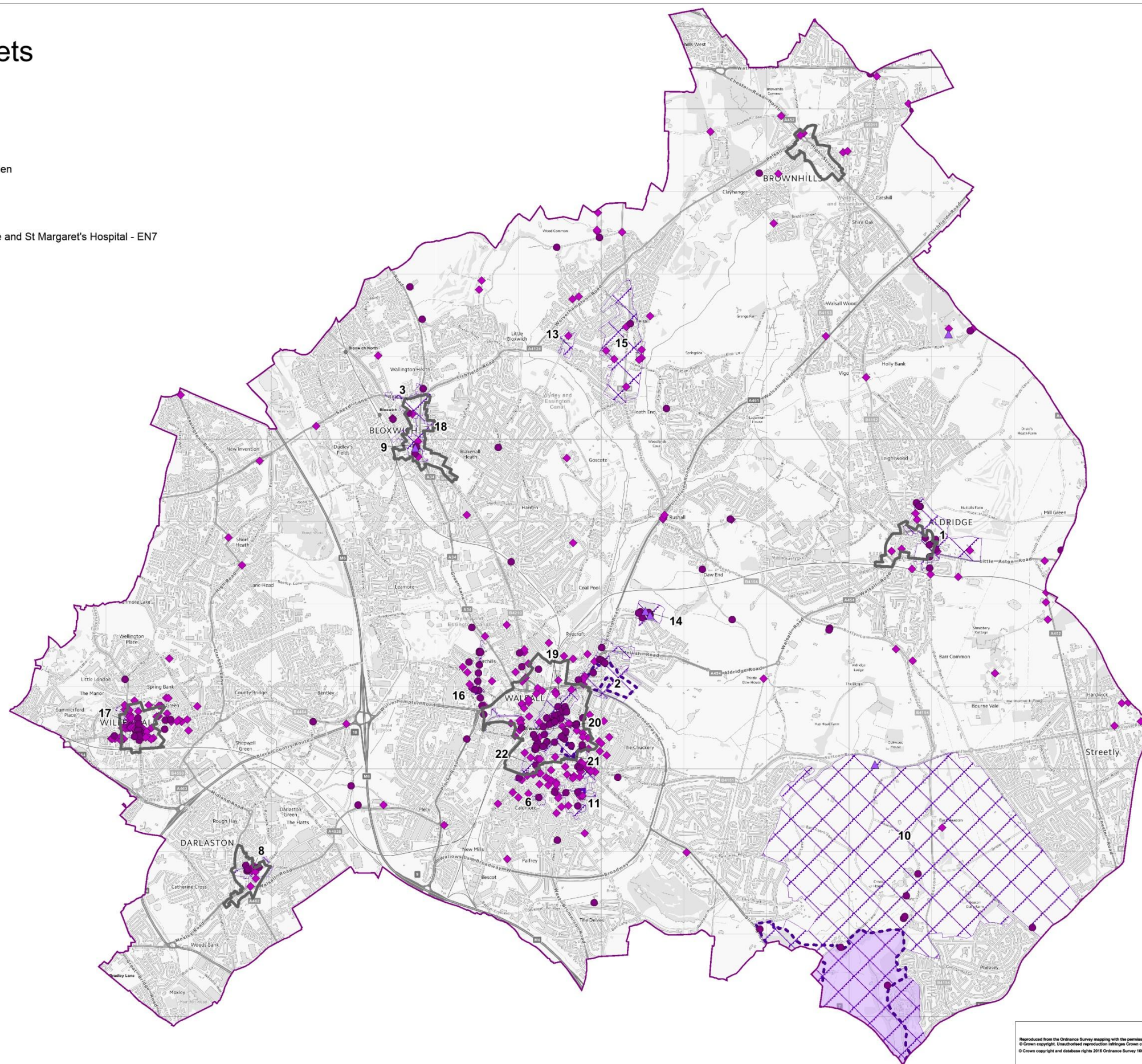


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Heritage Assets

- Key**
-  Scheduled Monument
 -  Listed Building
 -  Locally Listed Building
 -  Registered Park and Garden
 -  Conservation Area
 -  Highgate Brewery - EN6
 -  Great Barr Hall and Estate and St Margaret's Hospital - EN7

- Conservation Areas:**
- 1 Aldridge
 - 2 Arboretum
 - 3 Bloxwich Park
 - 6 Caldmore Green
 - 8 Darlaston
 - 9 Elmore Green
 - 10 Great Barr
 - 11 Highgate
 - 13 Old Pelsall
 - 14 Old Rushall
 - 15 Pelsall Common
 - 16 Walsall Locks
 - 17 Willenhall
 - 18 Bloxwich High Street
 - 19 Lichfield Street
 - 20 Bridge Street
 - 21 Church Hill
 - 22 Bradford Street



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