

Appendix 4:

Assessment of Potential Waste Sites (2015) – Summary

SAD I&O Ref	SAD Choices Site Ref	SAD Call for Sites Ref	SAD PO Ref	Site Name	Site Address	Current Use(s)	Potential Facility Type	Reasons for Considering Option for Waste	SAD Preferred Option	Reasons for Preferred Option
WP1	-	-	WP1	Aldridge Quarry	Birch Lane, Aldridge	Closed Former Quarry	Waste Disposal – Landfill Site	Site identified in BCCS as waste infrastructure proposal (Policy WM3), also planning obligated landfill site.	Potential Waste Site – Waste Disposal (Policy W4)	Quarry closed in 2008 but restoration has not started, site is now derelict and quarry slopes are becoming unstable. Current working conditions require restoration by infilling with imported inert waste to previous ground levels, for agricultural end use. Preferred Option is therefore to identify this site as a Potential Waste Site for Waste Disposal, although draft policies on minerals allow for alternative methods of restoration (see Site MP1, Draft SAD Policy M4).
WP2	-	-	WP2	Fryers Road	Fryers Road, Bloxwich	Vacant Site	Material Recovery and Energy Recovery	Site identified in BCCS as waste infrastructure proposal (Policy WM3), also planning permission for waste facility.	Retained Local Quality Industry (Policy IND3) Potential Waste Site – Waste Treatment & Transfer (Policy W3)	Site has had planning permission for waste management developments since 2007. Latest approved scheme is for gasification plant to recover energy from refuse derived fuel (RDF) to be processed on-site. Potential was evaluated in Walsall SAD, CIL Deliverability & Viability Study (2015). Study concluded that the site is likely to be able to accommodate a large-scale enclosed waste transfer and treatment facility, and recommended allocating the site if there is no short- to medium-term prospect of other industrial use. Preferred Option is therefore to identify this site as a Potential Waste Site for Waste Treatment and Transfer, the site is also identified as Retained Local Quality Industry (Site IN17.2).

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WP3	-	-	WP3	Sandown Quarry	Stubbers Green Road, Aldridge	Active Quarry	Waste Disposal – Landfill Site	Site identified in BCCS as waste infrastructure proposal (Policy WM3), also implicitly a planning obligated landfill site, although conditions allow for alternative restoration methods.	Potential Waste Site – Waste Disposal (Policy W4)	Quarry still active but remaining reserves are limited and if extraction continues at previous rates extraction is likely to cease by the end of the plan period. It is implicit in the current working conditions that restoration will involve infilling with quarry waste, although infilling with imported pre-treated non-hazardous waste could also be an option. No alternative restoration proposals have come forward, therefore Preferred Option is to identify this site as a Potential Waste Site for Waste Disposal, although draft policies on minerals allow for alternative methods of restoration (see Site MP7, Draft SAD Policy M6).
WP4	-	-	-	Land at Kendricks Road	Heath Road, Kendricks Road, Darlaston	Open Storage	Small-Scale Biomass Plant	Site had planning permission for biomass plant (now expired).	Local Quality Industry only (Policy IND3)	Site previously had planning permission for wood biomass plant granted in 2008, time extension approved in 2011, but permission has now expired. Potential was evaluated in Walsall SAD, CIL Deliverability & Viability Study (2015). Study concluded that the site does have potential for smaller scale specialist waste use involving simple waste treatment, but is too small for a large-scale or complex facility. Preferred Option is therefore not to identify this site as a Potential Waste Site. However, it has been included in a larger site proposed for Local Quality Industry (see Site IN99.1, Draft SAD Policy IND3).

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WP5	-	-	WP5	North Walsall Cutting	Between Mill Street and Reedswood Way, Walsall	Former Railway Cutting	Waste Disposal – Disposal onto Land	Site has planning permission for infilling with waste (partly implemented).	Potential Waste Site – Waste Disposal (Policy W4)	Site has planning permission for infilling of a former railway cutting with imported inert waste, with the objective of removing a source of fly-tipping and anti-social behaviour, and providing a level ground surface for a possible light rapid transit route and greenway. Preliminary ecological mitigation works are underway, although infilling has not yet commenced. Preferred Option is therefore to identify this site as a Potential Waste Site for Waste Disposal.
WP6	-	-	-	Branton Hill CLEUD Relocation Site	Off Chester Road, Aldridge	Closed Former Quarry	CD&EW Recycling	Site has planning permission for relocation of existing recycling facility.	Mineral Infrastructure Site/ Secondary and Recycled Aggregates Site (Policies M2, M3)	Site has planning permission to consolidate and relocate existing lawful recycling operations at a quarry to a specific site within the permitted working area, and for the construction of a new access road to serve the relocated recycling facility and a proposed quarry extension. Preferred Option is for the recycling operations to be relocated to this site, and it is proposed to identify it as a Mineral Infrastructure Site (see Site MI2, Draft SAD Policies M2 and M3).
WP7	CH27	-	-	Former Moxley Tip	Moxley Road, Darlaston	Vacant Land	CD&EW Recycling	Site identified as a possible location for relocation of an existing recycling facility.	New Employment Opportunity (Policy IND5)	Site was original identified as a possible relocation site for A B Waste but they have relocated to Bescot Triangle South (see WP11). During the Issues & Options consultation, objections were received from local residents on the grounds that the site is too close to housing for an open air recycling operation, which is acknowledged to be the case. The site is no longer being considered as a waste management development site, and the Preferred Option is to allocate it as a New Employment Opportunity site (see Site IN122, Draft SAD Policy IND5).

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WP8	CH93	CFS27	-	Land at Yorks Bridge	Off Pelsall Road, Brownhills	Agricultural Land	Enclosed Waste Recovery/ Treatment/ Transfer	Site proposed for various land uses (including waste) in response to first SAD "call for sites" (2011).	No Allocation - Retain as Green Belt Land	This site is in the Green Belt and was proposed for various alternative uses, including waste management, in response to the first "call for sites" in 2011, but the promoter subsequently confirmed that their preferred option for the site was housing/ community uses or employment uses, and open space. Sufficient previously-developed land has been identified elsewhere in Walsall to meet the housing, employment and waste management requirements in the BCCS. The Preferred Option for this site is therefore not to allocate it for waste management or for any other land use in the SAD, and no change is proposed to its current Green Belt designation.
-	-	-	WP9	Atlas Quarry	Stubbers Green Road, Aldridge	Active Quarry	Non-Hazardous Landfill	Active quarry, planning obligated landfill	Permitted Mineral Extraction Site only (Policy M6)	This site was rejected as a potential landfill site option during consultation on the BCCS, because the site is an active quarry with significant permitted reserves of clay remaining, and is unlikely to become available for restoration until after the end of the plan period. There is also a current planning application for the expansion of the quarry which proposes an alternative method of restoration to infilling with imported waste. The Preferred Option is therefore not to identify this site as a Potential Waste Site in the SAD and to identify it as a Permitted Mineral Extraction site only (see Site MP2, Draft SAD Policy M6).

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-	CH10	CFS62	WP10	Bescot Triangle	Off Bescot Road, Bescot, Walsall	Open Space and CD&EW Recycling	Enclosed Waste Recovery/ Treatment/ Transfer	Site proposed for various land uses (including waste) in response to second SAD "call for sites" (2013).	<p>Bescot Triangle South Only:</p> <p>Strategic Waste Site (Policy W2)</p> <p>Mineral Infrastructure Site/ Secondary and Recycled Aggregates Site (Policies M2, M3)</p> <p>Retained Local Quality Industry (Policy IND3)</p>	Bescot Triangle South has planning permission for storage and reclamation of construction and demolition waste, and is currently occupied by A B Waste, and Bescot Triangle North Site has planning permission for use as a nature reserve. Potential for a more intensive waste treatment and transfer use was evaluated in Walsall SAD, CIL Deliverability & Viability Study (2015). Study concluded that the range of constraints identified – in particular, poor site access, flood risk, and potential for contamination- would make the site inappropriate for more intensive use as a waste treatment facility. Preferred Option is therefore to identify Bescot Triangle North as a Strategic Waste Site (Site WS17), Mineral Infrastructure Site/ Secondary and Recycled Aggregate Site (Site MI4), and Retained Local Quality Industry (Site IN54.4), rather than as a Potential Waste Site. It is proposed to identify Bescot Triangle North as a SLINC and as Open Space (OS5037).
-	-	CFS63	WP11	Cemetery Road	Cemetery Road, Darlaston	Vacant Land	Enclosed Waste Recovery/ Treatment/ Transfer	Site proposed for various land uses (including waste) in response to second SAD "call for sites" (2013).	<p>Potential Waste Site – Waste Treatment & Transfer (Policy W3)</p> <p>Retained Local Quality Industry (Policy IND3)</p>	This site is currently vacant. The site is in two parts: the Junction Works site and Former Railway Tavern site. The Junction Works site was until recently being used by A B Waste for unlawful open air waste recycling and transfer operations, but they have now relocated to Bescot Triangle South (Site WP10). Site is near to M6 and will benefit from DSDA improvements, but is within Flood Zones 2 and 3. Potential for development with a modern, enclosed waste treatment and transfer facility was evaluated in Walsall SAD, CIL Deliverability & Viability Study (2015).

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										Study concluded that the site has potential for this, provided that the flood risk can be effectively managed. Preferred Option is therefore to identify the site as a Potential Waste Site for Waste Treatment and Transfer in the SAD (Site WP11), as well as for Potential High Quality Industry (Sites IN98.1 & IN98.2).
-	-	-	WP12	Aspect 2000	Bentley Mill Way, Darlaston	Used Commercial Vehicle Hire/Storage (unlawful)	Enclosed Waste Treatment	Industrial site identified as having potential for waste management development in Walsall SAD, CIL Deliverability & Viability Study (2015)	<p>Potential Waste Site – Waste Treatment & Transfer (Policy W3)</p> <p>Potential High Quality Industry (Policy IND2)</p>	This was one of the industrial sites included in the Walsall SAD, CIL Deliverability & Viability Study (2015). The Study evaluated the potential of 24 existing and potential industrial sites to accommodate waste management land uses and this was one of the sites identified as having potential. The site is within Flood Zone 3, and is also likely to be affected by contamination, but the Study concluded that it is capable of being developed with a large-scale waste management facility, subject to addressing the potential risks. Preferred Option is therefore to identify the site as a Potential Waste Site for Waste Treatment and Transfer in the SAD (Site WP12), as well as for Potential High Quality Industry (Site IN92).

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-	-	-	WP13	Former McKechnie's Site	Middlemore Lane/ Dumblederry Lane	Vacant Industrial Land/ Building	Enclosed Waste Treatment	Industrial site identified as having potential for waste management development in Walsall SAD, CIL Deliverability & Viability Study (2015)	<p>Potential Waste Site – Waste Treatment & Transfer (Policy W3)</p> <p>Potential High Quality Industry (Policy IND2)</p>	This was one of the industrial sites included in the Walsall SAD, CIL Deliverability & Viability Study (2015). The Study evaluated the potential of 24 existing and potential industrial sites to accommodate waste management land uses and this was one of the sites identified as having potential. The site is likely to be affected by contamination, but the Study concluded that it is capable of being developed with a large-scale waste management facility, subject to addressing the potential risks. Preferred Option is therefore to identify the site as a Potential Waste Site for Waste Treatment and Transfer in the SAD (Site WP13), as well as for Potential High Quality Industry (Site IN12.14).
-	-	-	WP14	Newfield Close	Bloxwich	Partly Occupied Industrial Land	Enclosed Waste Treatment	Industrial site identified as having potential for waste management development in Walsall SAD, CIL Deliverability & Viability Study (2015)	<p>Potential Waste Site – Waste Treatment & Transfer (Policy W3)</p> <p>Potential High Quality Industry (Policy IND2)</p>	This is a group of industrial sites originally included in the Walsall SAD, CIL Deliverability & Viability Study (2015). The Study evaluated the potential of 24 existing and potential industrial sites to accommodate waste management land uses and this was one of the sites identified as having potential. Although some areas are near to existing housing, and there is potential for problems with ground conditions, the Study concluded that it would be possible to develop a waste management facility on the southern areas furthest away from the housing. Preferred Option is therefore to identify this group of sites as a Potential Waste Site for Waste Treatment and Transfer in the SAD (Site WP14), as well as for Potential High Quality Industry (Sites IN27.1, IN27.2 and IN27.3).

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-	-	-	WP15	Casino/ Showcase Cinema	Bentley Mill Way, Darlaston	Leisure	Enclosed Waste Treatment	Industrial site identified as having potential for waste management development in Walsall SAD, CIL Deliverability & Viability Study (2015)	<p>Potential Waste Site – Waste Treatment & Transfer (Policy W3)</p> <p>New Employment Opportunity (Policy IND5)</p>	This was one of the industrial sites included in the Walsall SAD, CIL Deliverability & Viability Study (2015). The Study evaluated the potential of 24 existing and potential industrial sites to accommodate waste management land uses and this was one of the sites identified as having potential. The site is currently in use for leisure, and there are likely to be unresolved ground condition problems, but the Study concluded that as it has good access, should the existing uses discontinue, the site could be considered for a waste management use. Preferred Option is therefore to identify the site as a Potential Waste Site for Waste Treatment and Transfer in the SAD (Site WP15), and to identify it as a New Employment Opportunity (IN315).
-	-	-	WP16	Former Wesson Site	Bull Lane, Moxley	Vacant Industrial Land	Enclosed Waste Treatment	Industrial site identified as having potential for waste management development in Walsall SAD, CIL Deliverability & Viability Study (2015)	<p>Potential Waste Site – Waste Treatment & Transfer (Policy W3)</p> <p>Potential High Quality Industry (Policy IND2)</p>	This was one of the industrial sites included in the Walsall SAD, CIL Deliverability & Viability Study (2015). The Study evaluated the potential of 24 existing and potential industrial sites to accommodate waste management land uses and this was one of the sites identified as having potential. The site is relatively large and has good access, although it is near to existing housing. The Study concluded that subject to careful design, so as to avoid harmful impacts on the housing, the site has potential for a range of waste uses including more complex processes, such as combined materials recovery and energy recovery.

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										Preferred Option is therefore to identify the site as a Potential Waste Site for Waste Treatment and Transfer in the SAD (Site WP16) as well as for Potential High Quality Industry (IN120.3).
-	-	-	WP17	Access 10 East	Bentley Road North, Darlaston	Vacant Industrial Land	Enclosed Waste Treatment/ Transfer	Industrial site identified as having potential for waste management development in Walsall SAD, CIL Deliverability & Viability Study (2015)	<p>Potential Waste Site – Waste Treatment & Transfer (Policy W3)</p> <p>Potential High Quality Industry (Policy IND2)</p>	This was one of the industrial sites included in the Walsall SAD, CIL Deliverability & Viability Study (2015). The Study evaluated the potential of 24 existing and potential industrial sites to accommodate waste management land uses and this was one of the sites identified as having potential. The site is likely to be affected by contamination and is also relatively small. The Study concluded that it may be too small to support a complex waste site but as it is not near to sensitive receptors it could be suitable for a small scale facility, such as a transfer station or single stage treatment process. Preferred Option is therefore to identify the site as a Potential Waste Site for Waste Treatment and Transfer in the SAD (Site WP17) as well as for Potential High Quality Industry (IN93.2).
	-	-	WP18	Phoenix 10	Former IMI/ Tip Sites, Pleck	Vacant Land	Enclosed Waste Treatment	Industrial site identified as having potential for waste management development in Walsall SAD, CIL Deliverability & Viability Study (2015)	<p>Potential Waste Site – Waste Treatment & Transfer (Policy W3)</p> <p>Potential High Quality Industry (Policy IND2)</p>	This was one of the industrial sites included in the Walsall SAD, CIL Deliverability & Viability Study (2015). The Study evaluated the potential of 24 existing and potential industrial sites to accommodate waste management land uses and this was one of the sites identified as having potential. The site is known to be affected by ground condition problems arising from previous uses and parts of it are near to housing, but it is very large and near to the M6, and is likely to benefit from the DSDA Access Improvements.

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										The Study concluded that while there is likely to be competition from other industrial uses, and the other constraints will also need to be overcome, a waste facility could be developed on part of the site. Preferred Option is therefore to identify the site as a Potential Waste Site for Waste Treatment and Transfer in the SAD (Site WP18) as well as for Potential High Quality Industry (IN104.1, IN104.2, IN104.3 and IN104.4).
-	-	-	-	Keyway Retail Park	Off Black Country Route, Willenhall	Retail	Enclosed Waste Treatment	Industrial site identified as having potential for waste management development in Walsall SAD, CIL Deliverability & Viability Study (2015)	No Allocation – Retain in Existing Use	This was a potential industrial site originally included in the Walsall SAD, CIL Deliverability & Viability Study (2015). The Study evaluated the potential of 24 existing and potential industrial sites to accommodate waste management land uses and this was one of the sites identified as having potential. The site is currently occupied by retail units and there is also housing in relative close proximity, although it has good accessibility. The Study concluded subject to the existing uses relocating, the site may be suitable for a waste use. However, as there is little prospect of the existing retail uses vacating the site at present, the Preferred Option is not to identify this site as a Potential Waste Site or as a New Employment Opportunity in the SAD.

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-	-	-	-	Coppice Lane	Aldridge	Vacant CD&EW Recycling Site	Enclosed Waste Transfer	Industrial site identified as having potential for waste management development in Walsall SAD, CIL Deliverability & Viability Study (2015)	Strategic Waste Site (Policy W2) Mineral Infrastructure Site/ Secondary and Recycled Aggregates Site (Policies M2, M3) Retained Local Quality Industry (Policy IND3)	This was one of the industrial sites included in the Walsall SAD, CIL Deliverability & Viability Study (2015). The Study evaluated the potential of 24 industrial sites to accommodate waste management land uses and this was one of the sites identified as having potential. The site is currently vacant and has no sensitive receptors nearby, although it is small. The Study concluded that it has potential to be developed as a waste transfer station or one stage waste treatment facility. However, it was noted that there are also potential ground condition problems, and that the site has an existing planning permission for CD&EW recycling which could discourage a more intensive waste management use. Preferred Option is therefore to identify this as a Strategic Waste Site (Site WS1), Mineral Infrastructure Site/ Secondary and Recycled Aggregate Site (Site MI1), and Retained Local Quality Industry (Site IN9.8), rather than as a Potential Waste Site.

Source: Walsall SAD Issues & Options Report (2013), Walsall SAD "Call for Sites" Submissions, Walsall Council Annual Monitoring, Part 2: Tables 8.4 – 8.6 and Appendices 2a – 2c, Part 3: Chapters 4 and 5 and Appendix 3, Walsall SAD, CIL Deliverability & Viability Study (2015).