

Appendix 5:

Potential Waste Sites (Policies W3 and W4) – Opportunities and Constraints

Table A5: Potential Waste Sites – Key Issues for Waste Management Development Proposals

SAD Waste Site Ref	Site Name	Existing/ Proposed Land Use	Facility Type	Development Constraints	Development Opportunities
WP1	Aldridge Quarry	Derelict Land, Former Quarry	Inert Only Landfill	<ul style="list-style-type: none"> • Groundwater SPZ (Total Catchment) • Land ownership – multiple owners • Access is restricted/ may require improvement • Potential highway capacity issues on haulage routes (A452 Chester Road and Shire Oak Junction) • Significant local opposition to landfilling with waste • Proximity to sensitive receptors: <ul style="list-style-type: none"> ○ Existing housing (Lazy Hill, Druid’s Heath) ○ Existing businesses (Birch Lane Business Park, Cromwell Commercials) ○ Agricultural land 	Site is currently derelict having been abandoned following the closure of the quarry in 2008 and no progress has been made on restoration. Restoration by infilling with inert waste to previous ground levels would return land to beneficial agricultural use in accordance with the existing mineral permissions. There is also potential for environmental/ biodiversity enhancement and for alternative methods of restoration and alternative after uses appropriate to a Green Belt location, subject to planning permission.

SAD Waste Site Ref	Site Name	Existing/ Proposed Land Use	Facility Type	Development Constraints	Development Opportunities
WP2	Land at Fryers Road, Bloxwich	Industrial Land: Retained Local Quality Industry (IN17.2)	Material Recovery and Energy Recovery (gasification plant)	<ul style="list-style-type: none"> • Ground conditions (partly remediated but some potential for contamination and ground/ mine gas) • Air quality – limit values for NO₂ exceeded along routes linking to this site • Potential competition from alternative energy from waste projects • Proximity to sensitive receptors: <ul style="list-style-type: none"> ○ Existing Housing (Irvine Road, Castings Close) around 100m away ○ Existing businesses (including National Distribution Centre on Fryers Road which includes confectionery storage facility) ○ Adjacent to Wyrley & Essington Canal - water quality, visual impacts • Nature Conservation – adjacent canal corridor is designated as a SLINC 	Potential for generation of energy from renewable source, also possible potential for “district heating” – supply of residual heat to adjacent industry (subject to feasibility).

SAD Waste Site Ref	Site Name	Existing/ Proposed Land Use	Facility Type	Development Constraints	Development Opportunities
WP3	Sandown Quarry	Active Quarry	Potential for Non-Hazardous Landfill	<ul style="list-style-type: none"> • Ground conditions (potential slope stability issues, site is also adjacent to former landfill likely to contain hazardous waste) • Proximity to sensitive receptors: <ul style="list-style-type: none"> ○ Existing housing (properties fronting onto Stubbers Green Road) ○ Designated sites adjacent to site and in the surrounding area (Swan Pool & The Swag SSSI, Daw End Branch Canal SLINC) ○ Daw End Branch Canal – potential risks to water quality 	Potential for restored site to enhance biodiversity and geological conservation and complement/ expand existing ecological networks, also potential for expansion of existing clay stocking areas, to accommodate anticipated increase in imported clay for use at the brickworks.
WP6	North Walsall Cutting, between Mill Street and Reedswood Way	Former Railway Cutting/ Greenway	Infilling of Former Railway Cutting (Inert Waste Only)	<ul style="list-style-type: none"> • Ground conditions (contamination identified in site investigations) • Air quality – limit values for NO₂ exceeded along routes linking to this site • Impact on ecology/ designated sites – loss of SLINC, possible effects on protected species • Flood risk – potential risks from surface water flooding 	Preliminary ecological works are underway to mitigate impacts on protected species and loss of most of SLINC, infilling not yet started but is expected to be completed within the next five years. Restoration will retain some of habitats and will provide replacement habitats once infilling complete. There is also potential to support light rapid transit route once infilling completed to surrounding ground levels (subject to feasibility) and/ or implementation of proposed “greenway”/ linear open space.

SAD Waste Site Ref	Site Name	Existing/ Proposed Land Use	Facility Type	Development Constraints	Development Opportunities
				<ul style="list-style-type: none"> • Proximity to sensitive receptors: <ul style="list-style-type: none"> ○ Existing housing (some properties on Bloxwich Road are less than 50m away) 	
WP11	Cemetery Road, Darlaston	Vacant Land	Enclosed Waste Treatment/ Transfer	<ul style="list-style-type: none"> • Ground conditions (unknown but suspected due to previous industrial use) • Air quality – limit values for NO₂ exceeded along routes linking to this site • Flood Risk – site within Flood Zones 2 and 3 • Proximity to sensitive receptors: <ul style="list-style-type: none"> ○ James Bridge Cemetery ○ Existing housing (Darlaston Road), including some properties less than 100m away ○ Existing businesses (including wholesale food supplier on opposite side of railway line) 	Opportunity for a more beneficial use of the site which was until recently occupied by unlawful, unenclosed waste treatment and transfer operations. Site is large enough to support a large, modern, enclosed waste treatment or transfer facility provided that the flood risk can be appropriately managed. Site is well located, being close to Junction 10 of the M6, and will benefit from improved access once Darlaston Strategic Development Area (DSDA) Access Project has been completed.

SAD Waste Site Ref	Site Name	Existing/ Proposed Land Use	Facility Type	Development Constraints	Development Opportunities
WP12	Aspect 2000, Bentley Mill Way, Darlaston	Used Commercial Vehicle Hire/ Storage (unlawful)	Enclosed Waste Treatment	<ul style="list-style-type: none"> • Ground conditions (mine entries, possible ground gas, soil contamination) • Air quality – limit values for NO₂ exceeded along routes linking to this site • Flood risk – site is within Flood Zone 3 • Currently occupied (unlawfully) by vehicle haulage/ sales use • Proximity to sensitive receptors: <ul style="list-style-type: none"> ○ James Bridge Cemetery ○ Adjacent to Walsall Canal and Anson Branch Canal – water quality, visual impacts ○ Nature Conservation - site forms part of SLINC (which includes the canal corridors) ○ Existing Housing (Wrexham Avenue) around 150m away 	Opportunity for a more beneficial use of the site than the existing (probably unlawful) use. Site is of sufficient size to support a large-scale waste treatment operation, subject to overcoming the various constraints. Site is well located, being close to Junction 10 of the M6, and will benefit from improved access once Darlaston Strategic Development Area (DSDA) Access Project has been completed.
WP13	Former McKechnie's Site, Middlemore Lane/ Dumblederry Lane, Aldridge	Industrial Land	Enclosed Waste Treatment	<ul style="list-style-type: none"> • Ground conditions (potential contamination from use as engineering works, possible ground gas as deep made ground identified adjacent to site) 	Site is of sufficient size to support a large-scale waste recovery operation complementary to surrounding employment uses, no existing residential development nearby.

SAD Waste Site Ref	Site Name	Existing/ Proposed Land Use	Facility Type	Development Constraints	Development Opportunities
WP14	Newfield Close, Bloxwich	Industrial Land	Enclosed Waste Treatment	<ul style="list-style-type: none"> • Ground conditions (mine entries, soil contamination possible ground gas) • Proximity to sensitive receptors: <ul style="list-style-type: none"> ○ Existing housing (very close to northern boundary of site) ○ Existing businesses occupy parts of these sites (including LIDL warehouses – may be used for food storage) 	Group of three sites which are relatively large and may be able to accommodate large enclosed waste treatment or transfer facilities, subject to locating any noisy or odorous activities away from sensitive receptors.
WP15	Casino / Cinema, Bentley Mill Way, Darlaston	Industrial Land	Enclosed Waste Treatment	<ul style="list-style-type: none"> • Ground conditions (though partly remediated, there are still potential issues arising from mine entries, possible ground gas, soil contamination) • Air quality – limit values for NO₂ exceeded along routes linking to this site • Currently occupied by cinema and casino which may have to be relocated • Potential competition from alternative industrial or commercial land uses • Proximity to sensitive receptors: <ul style="list-style-type: none"> ○ Existing housing (Bentley Mill Lane and Wrexham Avenue) around 80m away 	Potential to relocate cinema and casino to a more suitable location such as Walsall Town Centre, which would support BCCS and AAP regeneration strategy. Site is of sufficient size to support a large-scale waste recovery operation and is well located, being close to Junction 10 of the M6, and will benefit from improved access once Darlaston Strategic Development Area (DSDA) Access Project has been completed.

SAD Waste Site Ref	Site Name	Existing/ Proposed Land Use	Facility Type	Development Constraints	Development Opportunities
WP16	Former Wesson Site, Bull Lane, Moxley		Enclosed Waste Treatment	<ul style="list-style-type: none"> • Ground conditions (mine entries, soil contamination/ ground gas) • Proximity to sensitive receptors: <ul style="list-style-type: none"> ○ Existing Housing (Holyhead Road, Curtin Drive), housing partly screened by trees 	Site has good access and is of sufficient size to support more complex waste management operations including combined material recovery/ energy recovery.
WP17	Access 10 East, Bentley Road North, Darlaston		Enclosed Waste Treatment/ Transfer	<ul style="list-style-type: none"> • Ground conditions (probable shallow mining, soil contamination, possible ground gas) • Air quality – limit values for NO₂ exceeded along routes linking to this site • Flood risk – adjacent to River Tame, part of site is within Flood Zone 3b • Site size – only just over 1ha and may be too small to support complex waste facility • Proximity to sensitive receptors: <ul style="list-style-type: none"> ○ River Tame – potential risks to water quality 	Industrial location, no housing nearby, therefore could support one-stage waste treatment process or waste transfer facility. Site is well located, being close to Junction 10 of the M6, and will benefit from improved access once Darlaston Strategic Development Area (DSDA) Access Project has been completed.

SAD Waste Site Ref	Site Name	Existing/ Proposed Land Use	Facility Type	Development Constraints	Development Opportunities
WP18	Phoenix 10 (Former James Bridge IMI and Tip Sites)		Enclosed Waste Treatment	<ul style="list-style-type: none"> • Ground conditions (mine entries, soil contamination possible ground gas from former landfill site) • Air quality – limit values for NO₂ exceeded along routes linking to this site • Existing access constrained and requires improvement to support major new development • Proximity to sensitive receptors: <ul style="list-style-type: none"> ○ Existing Housing (Darlaston Road, Woodward's Road, Woodward's Place) ○ Areas of open space to north of site 	<p>Site is large, so there is scope for a sensitively designed waste facility, which locates noisy or odorous activities more centrally and away from the sensitive receptors, subject to overcoming the access constraints. Subject to this, the site is well located in relation to the motorway network and Junctions 9 and 10 of the M6. Site will also benefit from improved access once Darlaston Strategic Development Area (DSDA) Access Project has been completed.</p>

Source: Walsall Council Planning Register, Walsall Site Allocation Document CIL, Viability and Delivery Study (2015), DTZ