

Technical Appendix 2 - Annex A: Site Selection Methodology for Potential Waste Disposal Sites near Shrewsbury

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IDENTIFICATION OF POTENTIAL NON-INERT LANDRAISE SITES IN THE VICINITY OF SHREWSBURY. METHODOLOGY FOR DESKTOP EVALUATION
SHROPSHIRE TELFORD & WREKIN WASTE LOCAL PLAN.

1) Identify 'Suitable Roads'

Which of the roads leading out of Shrewsbury within a 12km radius of the town are most able to accommodate additional heavy vehicle movements?

Note. Include A-roads (A5;A49;A53;A528;A458(Cressage & Welshpool sites) but exclude the A488 which passes through a number of small settlements and has known limitations for HGV use. Exclude B-roads and minor roads but include B4380 (Bicton & Wellington) and B4393 (Alberbury - off A458). The B5067 (Baschurch) is limited by awkward approach through Coton Hill, but the North-West Relief Road would resolve this limitation. Shrewsbury - Bomere Heath Road is substandard, but avoids settlements.

2) Identify regions with good access from suitable roads

Identify regions along the road corridors selected in '1' above, which can be easily accessed from the suitable roads. This implies that they are either directly adjacent to the suitable roads or can be easily accessed from them via a short stretch of minor road which is satisfactory or capable of improvement, and does not pass through a settlement.

3. Identify possible sites

Of the regions selected in '2' above identify those where a continuous area in excess of 10 hectares can be formed without passing within 300m of a residential property. Reject those areas failing to meet this criteria.

Note. 10 ha is assumed to be the minimum size for development of a non-inert landfill. 300m is assumed to be the minimum distance acceptable between a private property and a non-inert landfill.

4. Environmental register constraints

Is the site affected by constraints identified on the environmental register (e.g. Ramsar Site; SSSI; Wildlife Site; Ancient Woodland; Ancient Monument; Listed Building; Conservation Area, AONB; ASLC; right of way)? If so, can the site area be re-drawn to avoid sensitive areas and to provide a stand-off of at least 200m to Ramsar/SSSI/Wildlife sites? If not discard the site.

5. Floodplain

Is the site within the floodplain? If so, can the boundary be re-drawn to avoid the floodplain? If not, discard the site.

6. Major Aquifers

Discard any sites located on a major aquifer.

Note Of the 40 possible sites remaining after stage 5, 29 were located on or immediately adjacent to a major aquifer, leaving eleven possible sites for further consideration.

7. Can obvious limitations be identified

Of the eleven sites remaining after stage 6 an initial appraisal identifies six as having potentially less limitations to development. These are:

- Lower Edgebold (452 108)
- Day House Farm (461 100)
- Chatford nr. Stapleton (475 053)
- Corfields Coppice nr. Dorrington (469 036)

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- Micklewood Farm, Longnor (478 007)
- Donnington nr. Wroxeter (580 070)

Of these, Lower Edgebold and Day House are potentially the best located. A further 5 sites were identified but may have limitations. These are:

- Myttons Coppice (560 175) (adjacent to wildlife site)
- Land south-east of Bayston Hill Quarry (500 089) (near SSSI & Wildlife Site)
- West of Condover Quarry (492 076) (visible from Lyth Hill)
- West of Norton Cottages (487 068) (visible from Lyth Hill)
- S. of Grange Lane, Condover (477 055) (visibility)

These eleven sites will now be individually assessed to consider which should go forward for inclusion in the Consultation Draft Waste Local Plan.

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Sources of information:

OS Maps: 1:50,000, 1:25,000, 1:10,000 and 1:2,500 (landline) maps (including on Arcview, excluding 1:25,000 series);

Arc View GIS themes, including:

Nhet: SSSI; Wildlife Sites; Ancient Woodlands; RIGS; AONB; ASLC; ESA; NSA; Agricultural Grade; Roadside Verges; Ancient Monuments; Listed Buildings.

OS Boundaries: District, Parish, Electoral Ward, Main Roads, OS addresspoint, contours.

EA: Floodplains

Development Control: Aquifers (based on BGS 1:50,000 sheets); soil type; geology; mineral resource; mineral sites; waste sites.

Local Plans: Shropshire, Telford & Wrekin Minerals Local Plan; District Local Plans.