

# **Technical Appendix 2 - Annex F: Transport Assessment**

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### Long listed Sites: Transport Issues

<i>Site Ref</i>	<i>Site Name</i>	<i>District</i>	<i>Existing Land Use</i>	<i>Transport Comments</i>
B1	Lamledge Lane Industrial Estate, Shifnal	Bridgnorth	Industrial Estate	The Lamledge Lane Industrial Estate is poorly related to the primary route network. Notwithstanding the established use of the site only a limited use facility with low levels of traffic would be acceptable. Some improvements to Lamledge Lane may also be required
B2	Stanmore Industrial Estate	Bridgnorth	Industrial Estate	The site is well served by the primary route network and there are no capacity issues arising from the allocation of the site. The existing site access onto the A454 may need improvement dependent upon the scale of the operation.
B3	Land adjacent to Bridgnorth livestock market	Bridgnorth	Agricultural	There are no highway junction capacity issues likely to arise out of the allocation of this site, which is situated, adjacent to the A458 principal road. However access to the site will need to be assessed in detail and improvements to the existing layout may be required dependent upon the scale of the facility. Direct access from the A458 will be strongly resisted
B4	Chartwell Business Park	Bridgnorth	Industrial Estate including waste management uses	The access to the site, which is directly from the A458 principal road, is of a high standard and there is therefore no objection in principle, to the allocation of this site. An alternative less acceptable access may be available via the Old Worcester Road.
B5	Woodhouse Farm	Bridgnorth	Agriculture / riding stables	Notwithstanding the sensitive issue of access to the Telford Crematorium this site enjoys a ghost island (right-turn lane) access onto the A5. An alternative access is available via the B5060. Wrekin Borough Council are the highway authority for this road.
B6	Barnsley Lane	Bridgnorth	Non-Inert landfill	The access road to the existing Barnsley Lane landfill site will need to be further improved if the site is to enjoy a longer-term use. In addition a capacity assessment of the A458 junction will be required. It is anticipated however that improvements to the junction will be required to accommodate both site traffic and organic growth on the principal road
B7	Barnsley Lane extension	Bridgnorth	Agricultural	The comments applying to site B6 apply equally to this site

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B8	Caughley Quarry	Bridgnorth	Mineral site (clay & coal)	Notwithstanding mineral workings in the area, the site is approached by rural roads, which are unsuited to serve as a means of access to waste facilities. Moreover the site is poorly related to the primary route network.
B9	Upton Mill, adjacent to Lamledge Lane Industrial Estate, Shifnal	Bridgnorth	Disused animal feed mill	The site is approached by a rural road network, which is unsuited to serve as a means of access to a waste facility.
B10	Sutton Hall	Bridgnorth	Inert Landfill	Whilst meeting the criterion for access to the primary route network the site is situated adjacent to a de-restricted section of principal road along which vehicles tend to travel at fast speeds. Notwithstanding the low-key waste use previously undertaken on the site any longer term more intensive use would be strongly resisted on highway safety grounds.
N1	Land east of Tern Valley Business Park, Market Drayton	North Shropshire	Disused open land / recreation	The site is well related to the A53 principal road which forms part of the primary route network. There appear to be no capacity problems at the A53/Shrewsbury Road roundabout although some improvements may be necessary to Shrewsbury Road itself. There may also need to be need for traffic management measures to prevent hgv's from travelling through the town.
N2	Prees Industrial Estate	North Shropshire	Industrial Estate	The site is well located in terms of access onto the former trunk road A49. However there may be a need to impose measures to ensure that traffic entered and left the site from the southern most access onto the Prees bypass
N3	Land adjacent to Mkt. Drayton livestock market	North Shropshire	Agriculture	The site has access onto the A53 via a roundabout junction with no anticipated capacity problems. No objections are therefore raised to the principle of a site in this location
N4	Harry West, Lower Prees Heath	North Shropshire	Industrial (agricultural engineering & machinery fabrication)	The site is located adjacent to a Class II road which forms a link between the A442 road and the A49. Subject to the appropriate visibility criteria being met there is no highway objection to a small scale facility in this location. Any large-scale development would require an assessment of the capacity of both of the principal road junctions.
N5	Weetmans Storage	North Shropshire	Animal Feed storage & distribution	Withdrawn

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N6	Grove Feeds, Tern Hill	North Shropshire	Commercial (animal feed storage and distribution on part of site)	Unacceptable. Access onto a fast, derestricted section of principle road. Associated turning traffic at this point likely to lead to conditions detrimental to highway safety.
N7	Sutton Farm, Market Drayton	North Shropshire	Agriculture; Potato storage and distribution	The site is approached via a rural road network, which is unsuited to cater for significant volumes of heavy traffic. However, having regard to the current use of the site a limited waste facility may be acceptable subject to off site highway improvements supplemented by traffic management measures to control the routing of vehicles.
N8	Heathgates	North Shropshire	Non-Inert landfill site	Notwithstanding the existing waste facility, would need substantial highway improvements to be carried out.
N9	Warrant Road, Stoke Heath	North Shropshire	Derelict military buildings	No objection in principle, would need TRO to prevent HGV's approaching and departing from a southerly direction.
N10	Rosehill Brick & Tile	North Shropshire	Storage of building materials, former military use	Approach roads inadequate for scale of development.
N11	Land adj. to Waymills Ind. Estate, Whitchurch	North Shropshire	Agriculture	The site is well related to the primary route network and is also situated within a designated industrial site. Subject to appropriate controls to preclude the passage of goods vehicles through the town no highway objection is raised to the allocation of this site.
N12	Sandford Industrial Estate	North Shropshire	Industrial estate	The site is situated adjacent to and enjoys an access onto the A41 road. The site is designated for industry and there is therefore a presumption in favour of industrial type traffic entering and leaving the site. However, traffic speeds on the A41 at this point tend to be high and drivers also take the opportunity to overtake along the stretch of road adjacent to the site. There may therefore be a need to carry out off-site road improvements and/or traffic management measures dependent upon the scale and nature of the facility proposed for the site.

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N13	Wood Lane Quarry, Ellesmere	North Shropshire	Mineral working / landfill site	Although the A528 giving access to the site does not form part of the primary route network the site already enjoys use for both mineral extraction and landfill facilities. Subject to any development being linked to the lifespan of the existing uses and traffic levels being agreed no highway objections are raised to the principle of this site being allocated.
N14	Low Farm Transfer Station extension	North Shropshire	Commercial transfer station	Notwithstanding existing use of site, unacceptable due to being poorly related to the primary road network.
O1	Ifton Industrial Estate	Oswestry	Industrial	Although within an allocated industrial area the site is divorced from the primary route network by routes which do not lend themselves well to large volumes of commercial vehicles. If however traffic volumes could be managed at low levels no highway objection to a limited facility.
O2	Nant Mawr Quarry	Oswestry	Recreation (mountain bike trails)	The approach roads to the site are rural in nature and unsuited to cater for significant volumes of heavy goods vehicles. If however essential stabilisation works are required the volume and routing of traffic will require very careful consideration in order to minimise as far as is practicable the impact on the local road network and rural community
O3	Land at Gledrid	Oswestry	Industrial	The site is well related to the primary route network and within an area zoned for industrial uses. Subject to access being derived from the existing industrial estate road onto the B5070 no highway objection is raised to this allocation.
O4	Land at Weston Farm, Oswestry	Oswestry	Agriculture	No objection in principle subject to access issues being resolved.
O5	Land adj. Oswestry sewage treatment works	Oswestry		No objection in principle subject to access off Maesbury road. Would need to consult with highways agency regarding turning traffic on the A484.
O6	Park Hall Camp	Oswestry	Former military site, agricultural / open land	Concerns regarding accessibility from an easterly direction. Access to the site may also be a problem.
O7	TG Waste TLS, Maesbury Road Oswestry	Oswestry	Waste transfer station	The site is situated within an established industrial area which itself is well located in relation to access to the primary route network. No objection is therefore raised, in highway terms, to this site being allocated.

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O8	Land off Mile Oak industrial estate	Oswestry	Agriculture	Subject to improvements being carried out to the junction of Maesbury Road with Weston road no highway objection to the allocation of the site which is well related to the primary route network. As the site is situated close to the A483 trunk road the Highways Agency may wish to assess the likely impact on the trunk road junction.
SA1	Battlefield Waste Park	Shrewsbury & Atcham	unused	No objection in principle to the allocation of this site which is within an allocated employment area and well placed for access onto the primary route network
SA2	Betton Abbots Landfill Site	Shrewsbury & Atcham	Non-inert landfill site & civic amenity facility	Subject of current planning application. Unacceptable unless significant improvements carried out to the class III road leading to the site from the A458.
SA3	Gonsal Quarry	Shrewsbury & Atcham	Mineral site (sand & gravel)	Notwithstanding the current mineral working on the site, would be opposed to landfill activity having regard to substandard highway routing to the site. May be permissible if direct link to the A49 provided, subject to comments from the highways agency.
SA4	Dowleys Yard	Shrewsbury & Atcham	Metal recycling, industrial, woodland	Concerned at prospect of turning movements on derestricted section of former trunk road.
SA5	Longden Road Depot?	Shrewsbury & Atcham	Highway depot	Given the current use of the site maybe difficult to resist. However do have concerns regarding over accessibility to the site from the SW direction and towards the NE. A weight restriction is imposed on the bridge at Nobold. Concerns also regarding routing from the NE direction due to location of Meole Brace and Priory School Sites.
SA6	Land adjacent to Atcham Industrial estate	Shrewsbury & Atcham	Agriculture	Whilst not close to the primary route network the site is within an established industrial area which is served by Class II roads which are generally adequate in width and alignment to cater for additional commercial traffic.
SA7	Land adjacent to the proposed replacement Shrewsbury Livestock Market	Shrewsbury & Atcham	Agriculture	No objection in principle. Combine access/ egress with proposed replacement livestock market.

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SA8	Monkmoor Sewage Treatment Wks	Shrewsbury & Atcham	Sewage treatment works	Unacceptable due to poor relationship with primary road network.
SA9	Land to the North of Stadco Ltd, Battlefield	Shrewsbury & Atcham	Unused	The site is situated within an allocated employment area and is well served for access to the primary route network. No highway objection is raised to the allocation of this site.
SA10	Wynnstay site, A53	Shrewsbury & Atcham	Commercial	Unacceptable. Site located adjacent to fast stretch of derestricted principal road. Associated turning movements likely to result in conditions detrimental to highway safety.
SA11	Land adj. Scott Newman, Weeping Cross	Shrewsbury & Atcham		No objection in principle
SA12	Land adjacent to Blackmore Haulage, Calcot lane, Bicton Heath	Shrewsbury & Atcham	Unused / agriculture	The site is situated in close proximity to the A5 trunk road and as such there is no objection in principle to this site being allocated subject to access being gained via Calcott Lane. It will be necessary to ensure that traffic approaches and leaves the site from the west and this will best be achieved by means of an appropriate traffic regulation order.
SA13	Land adjacent to Poultry Unit, Ford	Shrewsbury & Atcham	Unused / agriculture	Although locationally well placed for access onto the A483 trunk road the site has access difficulties in terms of close proximity to a railway bridge which itself has a height restriction for vehicles. An alternative access may be possible via the B4393 Alberbury Road. In either event the Highways Agency will need to express a view on the possible impact on the trunk road junctions.
SA14	Lea Cross Depot	Shrewsbury & Atcham	Highway Depot	Notwithstanding the former use of the site, likely to be opposed to this sites inclusion. Height restriction at bridge at Hanwood.
SA15	Cruckmeole Junction	Shrewsbury & Atcham	Storage	Comments as SA14, visibility also restricted from the site access.
SA16	Buildwas Sand Pit	Shrewsbury & Atcham	Mineral extraction and recycling site	Although well placed for access to Telford to the northeast and Much Wenlock and Bridgnorth to the south the site is not well related to Shrewsbury. Subject to appropriate constraints on traffic routing no objection is raised, in highway terms, to the allocation of this site.
SA17	Hookagate Sidings	Shrewsbury & Atcham	Former rail welding depot	Unacceptable, weight limit at Nobold bridge and substandard approach roads together with further concerns as expressed in SA5.

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SA18	Land at Oxon	Shrewsbury & Atcham	Open land / Agricultural	No objection in principle
SA19	Land at Emstrey	Shrewsbury & Atcham	Open land / Agricultural	No objection in principle subject to access being gained via new roundabout on Thieves Lane.
SA20	Hilley Farm, Pentre	Shrewsbury & Atcham	Agricultural, former military site	Permission granted
SA21	Former Westbury Brickworks	Shrewsbury & Atcham	Industrial, site of former brickworks	Unacceptable, visibility from site access substandard.
SA22	Land at Lower Edgebold	Shrewsbury & Atcham	Agriculture	Subject to consideration by others.
SA23	Land at Day House Farm	Shrewsbury & Atcham	Agriculture	Subject to consideration by others
SA24	Chatford, near Stapleton	Shrewsbury & Atcham	Agriculture	Subject to consideration by others
SA25	Corfields Coppice, Dorrington	Shrewsbury & Atcham		Unacceptable, poor approach roads leading to the site from primary road network.
SA26	Micklewood Farm, Longnor	Shrewsbury & Atcham	Agriculture	Assume access from A49? Will require comments from Highways Agency. Likely to be negative.
SA27	Donnington, Wroxeter	Shrewsbury & Atcham	Agriculture	No objection in principle. May need improvements to the approach road from former A5 and satisfactory access.
SA28	Forton airfield	Shrewsbury & Atcham	Former military site	Unacceptable. Poorly related to primary route network. Substandard approach roads leading to site.
SA29	Land at Cardeston	Shrewsbury & Atcham	Former quarry	Access off A458 would require comments from the highways agency.
SA30	Land west of Norton Farm Quarry	Shrewsbury & Atcham	Agriculture	No objection in principle. Likely to require highway improvements between the A49 junction and railway bridge.

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SA31	Land west of Norton Cottages	Shrewsbury & Atcham	Agriculture	Comments as SA30
SA32	Myttons Coppice	Shrewsbury & Atcham	Agriculture	Unacceptable, substandard approach roads leading to site. Poor visibility onto B5062.
SA33	Land south-east of Bayston Hill Quarry	Shrewsbury & Atcham	Agriculture	No details of access provided. Would not wish to see continued or any increase to quarry access. Highway Agency would need to comment on this. Any access via Oteley Road via single tracked bridge would require significant highway access works carried out to access in this direction.
SA34	Grange Lane, Condover	Shrewsbury & Atcham	Agriculture	Comments as SA24.
SS1	Foldgate Lane Ludlow	South Shropshire	Agriculture	No objection in principle. May require TRO to prevent HGV traffic exiting west towards Steventon Road.
SS2	Land North of Sheet Road, Ludlow	South Shropshire	Agriculture	Any access off the A49 would be a matter for the highways agency to comment on (current objection). Access off Sheet Road OK in principle subject to satisfactory access details.
SS3	The Sheet South, Ludlow	South Shropshire	Agriculture	As for SS2
SS4	Land at Ludford, Ludlow	South Shropshire	Agriculture	Located adjacent to the former trunk road, the site is well related to the A49 Ludlow by-pass. Subject to appropriate measures to preclude heavy goods vehicles from approaching/leaving the site via Ludford bridge to the north of the site, no highway objection is raised to the allocation of this site.
SS5	Clun Road salt store, Craven Arms	South Shropshire	Disused former highway salt store	Unacceptable, restricted visibility from site access onto B4368. Bridge with restricted headroom to east.
SS6	Long Lane, Industrial Estate Craven Arms	South Shropshire	Industrial estate	Planning permission granted.

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SS7	The Grove, Craven Arms	South Shropshire	Disused former poultry processing site	See attached comment from Highways Agency???????
SS8	Hazlin Doors, Bromfield	South Shropshire	Industrial	Unacceptable, inadequate approach roads to the site.
SS9	Bromfield Quarry	South Shropshire	Mineral site (sand & gravel)	As for SS8
SS10	Coppice Farm, Bromfield	South Shropshire	Existing poultry raising sheds	Unacceptable, access onto principle road and have strong concerns regarding turning traffic.
SS11	Bishops Castle Industrial Estate	South Shropshire	Industrial estate	Although divorced from the primary route network the site is situated within an allocated employment area and is well placed to serve communities in the south of the County. No highway objection in principle, is raised to the allocation of the site subject to access being gained via the existing industrial estate.
SS12	Station Garage, Bromfield	South Shropshire	Commercial waste transfer and recycling	Unacceptable, poor access and approach roads.
SS13	Plot 'B' Coder Road Industrial Estate, Ludlow	South Shropshire	Industrial estate	The site is well placed for access to the A49 trunk road. Subject to appropriate measures to preclude vehicles from travelling through the residential area to the north and west of the site, no objection is raised to the allocation of the site.