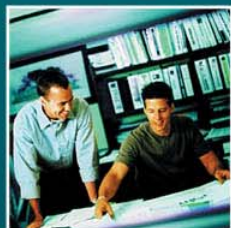
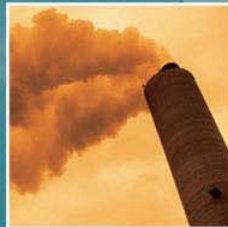


# Shropshire Council and Telford and Wrekin Council

## Assessing Sand and Gravel Sites for Allocation in the Shropshire Sub Region

Site Assessment Report

June 2010



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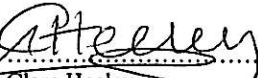
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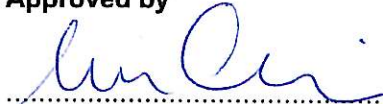
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## Shropshire Council and Telford and Wrekin Council

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Site Assessment Report

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Entec UK Limited



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## Executive Summary

In December 2009, Shropshire Council and Telford and Wrekin Council commissioned Entec UK Ltd to undertake an assessment of possible sand and gravel sites which could potentially be allocated to deliver future mineral needs for the Shropshire and Telford and Wrekin sub region (administrative areas of Shropshire Council and Telford and Wrekin Council).

The assessment has been commissioned because both Councils are required to replace their Local Plans with Local Development Frameworks (LDFs), which includes the preparation of Development Plan Documents (DPDs). DPDs set out the spatial strategy and policies for each local authority and require evidence studies to support them.

Both Councils have begun to prepare their LDFs. Telford and Wrekin Council has already adopted their Core Strategy DPD but does not include any minerals policies. The Council has proposed an early review of its Core Strategy to commence during 2010 and the preparation of a Minerals DPD during 2011. Shropshire Council is currently progressing its LDF Core Strategy. A final version of the Core Strategy was published in February 2010 with representations on the 'soundness' of the plan invited before it is finalised for submission to the Secretary of State for independent examination. Policy CS20 of the Core Strategy outlines the policy approach to strategic planning for minerals in Shropshire. This sets out that Shropshire will apply a sustainable approach to mineral working balancing environmental considerations against the need to maintain an adequate and steady supply of minerals. This approach includes allocating sites within broad search locations for sand and gravel which have been derived from British Geological Survey data.

Further context for the assessment includes the fact that Communities and Local Government recently published revised national and regional guidelines for aggregates provision in England for the period 2005 to 2020 inclusive. The provision for the West Midlands, set out in these guidelines, has recently been apportioned to each Mineral Planning Authority (MPA) following a decision by the Regional Planning Body, the West Midlands Regional Assembly (WMRA). However, in light of the recent change in national government, there is considerable uncertainty regarding the legal status of the Assembly's decision. Shropshire Council, together with the majority of the MPAs in the West Midlands region, and the minerals industry, does not accept the revised sub-regional apportionment targets because of doubts about their legal status and because they were based on inadequate evidence and a flawed methodology.

The previous aggregate apportionment for the Shropshire and Telford and Wrekin sub region was 0.82 million tonnes per annum (mtpa). Production trends show that the level of sand and gravel production has been falling since 2004 with average sales of sand and gravel in the sub-region over the last five years amounting to 0.8mtpa. Local evidence suggests the landbank (existing sand and gravel planning permissions) may provide supply for up to 20 years. Although this shows that there is a substantial landbank for the sub region, there are local issues relating to the working of these planning commitments in particular, with many of the larger operators phasing their permissions in accordance with market trends. This has meant that there are a number of dormant sites with large





permitted reserves which have not yet been worked and do not appear likely to be worked in the current economic climate.

Within this context, the Councils have commissioned the sand and gravel assessment because it will:

- Enable the two Councils to demonstrate that a sound methodology has been applied in the identification of potential sites for future sand and gravel working;
- Provide evidence to support policies in both the Shropshire and Telford and Wrekin Local Development Frameworks - in particular evidence to inform the allocation of future sand and gravel sites, where these are required, as part of Shropshire Council's Site Allocations and Development Management DPD;
- Help inform the two Councils' response to the revision of the West Midlands regional sub-regional apportionment exercise which will form part of the Regional Spatial Strategy Phase 3 revision (or equivalent) including the development of separate sand and gravel apportionments for the areas administered by Shropshire Council and Telford and Wrekin Council if appropriate.

This assessment is primarily concerned with identifying which sites comprise the best options should further allocations be necessary.

The assessment approach has been developed in the context of relevant planning and environmental policy. This has included national planning policy statements, the West Midlands Regional Spatial Strategy, relevant Environment Agency policy and the emerging local planning policy. In particular, Minerals Planning Statement 1 has been used to develop the assessment criteria as this policy should be considered when allocating sites for mineral extraction. It should be noted that following the change in Government and their intention to abolish Regional Spatial Strategies the regional planning policy relevant to Shropshire Council and Telford and Wrekin is likely to change.

The assessment of site suitability has been based upon delivering key planning, environmental and sustainability objectives drawn from this policy framework. An assessment matrix has been compiled to assess site opportunities and constraints using indicators and threshold weightings to measure site performance against each objective. This has provided a quantitative score for each site assessed. The threshold weightings have generally been based on the site's proximity to national, regional or local designations and also include the site's relationship to defined zones of sensitivity (e.g. flood risk). The indicators have been drawn from readily available information including both desk based mapping and publications which have been complemented with short site visits to verify information. The site assessment has also included a qualitative appraisal to provide a more reasoned judgement of site suitability. This has used an overall grading system of A-D to avoid quantitative scoring masking key constraints.

Before finalising the criteria to be used in the assessment, Entec and the Councils held a workshop on the 25th January 2010 with Members from both Councils and key planning officers attending. The objectives were to outline the context and approach for the assessment and discuss and agree the weighting of the criteria proposed. Overall, those that attended felt that the criteria, objectives and proposed weightings were reasonable and the



approach would determine site suitability in terms of opportunities and constraints for sand and gravel extraction. Where possible, changes to the approach have been made which address specific feedback received from the workshop.

Sites considered for the assessment have been provided from the Councils call for potential sand and gravel sites. Mineral operators, landowners and agents with a known interest in the sub region were contacted in November 2009 to submit details regarding potential sites. 26 sites were submitted to the Councils for consideration. Some submissions included significant areas where sand and gravel is thought to occur and therefore interested parties were contacted for more information. Some sites were then excluded from further assessment as a result of interested parties not supplying this information as this would impact on certainty of deliverability. Interested parties who could not supply this information were asked to submit information at a later date but early on in the DPD preparation process. It was agreed with the Council's project officer that the assessment should also only consider 'new' sites for further sand and gravel extraction and not reserves which were permitted but subject to Section 106 agreements, as these were already considered to be part of the landbank.

18 sites have been taken forward for assessment. Sites were initially screened to see if they were wholly within key international and national environmental designations. This included biodiversity, cultural heritage and landscape designations. This selection process did not exclude any sites.

The 18 sites have been appraised against the assessment framework. The overall suitability of the sites has then been determined by considering their key opportunities and constraints and then grading each site between A and D. As a result, seven sites have been identified as potentially suitable for allocation and three of these sites have two extension options proposed. The sites recommended are those which have been graded A or B. Specific planning issues have then been highlighted for each site and then the sites have been ranked in order of preference; most preferred, preferred and least preferred according to the outcomes of the planning and environmental work.

The assessment has shown that the sites put forward for assessment as potential sites for sand and gravel have various opportunities and constraints. None of the sites assessed were found to be within 1km of an Air Quality Management Area or comprise grade 1 agricultural land. All of the sites except the Buildwas quarry extension were over 2km from the Shropshire Area of Outstanding Natural Beauty.

It is considered that subject to detailed consideration and consultation the following sites would be suitable for potential allocation based on the outcomes of the planning and environmental assessment work.

## **Most preferred**

- Tern Hill Extension;
- Gonsal - north and south extensions.

## **Preferred**



- Wood Lane – north and south extensions;
- Bridgwalton Quarry extension;
- Morville Quarry extension.

## **Least Preferred**

- Pave Lane – north and south extensions to Woodcote Wood;
- Land East of Cockshutt.

In addition, as a result of the uncertainty surrounding the revised sub regional apportionment, sites have been considered based on their likely market opportunities and categorised according to whether they would primarily help sustain continuity within the local aggregates market; or whether they could provide supplies to meet any regional requirement to increase output and potentially serve markets in the wider region. This has included distinguishing between the options for extensions at relevant sites.

## **Preferred sites for sustaining local supply**

- Tern Hill extension;
- Bridgwalton Quarry extension;
- Gonsal north and south extensions;
- Wood Lane north and south extensions.

## **Reserve sites if an increase in supply is required**

- Morville Quarry extension;
- Pave Lane – north and south extensions to Woodcote Wood.

It should be noted that the assessment has had a number of limitations, in particular a lack of information with regard to site deliverability, which will need to be considered further if these sites are to be allocated for sand and gravel extraction. The assessment has been undertaken by Entec's mineral planners and further specialist input will be needed from, for example ecologists, landscape architects and highway engineers. Although sites were visited, this did not include a site walkover and were used primarily to verify desk based information already gathered. The assessment has relied on desk based information gathered from a variety of sources and has assumed that this information is accurate.

This report makes a number of recommendations for further assessment and consultation which the Councils should consider to ensure the options for sand and gravel sites are deliverable and robust. Overall, the sand and gravel assessment is intended to provide a robust and credible evidence base, as required by Planning Policy





Statement 12, which can be used to inform the mineral policies and potential allocations within forthcoming Development Plan Documents to be prepared by the Councils.



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## 1. Introduction

### 1.1 Background

In December 2009, Shropshire Council and Telford and Wrekin Council commissioned Entec UK Ltd to undertake an assessment of possible sand and gravel sites which could potentially be allocated to deliver future mineral needs for the Shropshire and Telford and Wrekin sub region (administrative areas of Shropshire Council and Telford and Wrekin Council).

This assessment has been carried out in the context of the requirement under the Planning and Compulsory Purchase Act 2004 for Local Planning Authorities to replace their Local Plans with a Local Development Framework (LDF). The findings and recommendations of this report will form part of the evidence base for both the Shropshire and Telford and Wrekin Local Development Frameworks.

Additionally, in June 2009, Communities and Local Government published revised national and regional guidelines for aggregates provision in England for the period 2005 to 2020 inclusive, replacing the guidelines published in June 2003. This provision now needs to be apportioned to each Mineral Planning Authority (MPA), the responsibility for which lies with the Regional Planning Body, the West Midlands Regional Assembly (WMRA). The sub-regional apportionment to MPA level is being informed by a study prepared by Land Use Consultants which was commissioned by the WMRA and which Shropshire and Telford and Wrekin Councils are being consulted upon.

### 1.2 Aims of the Assessment

This sand and gravel sites assessment will:

- Enable the two Councils to demonstrate that a sound methodology has been applied in the identification of potential sites for future sand and gravel working;
- Help inform the two Councils' response to the regional sub-regional apportionment exercise which will form part of the Regional Spatial Strategy Phase 3 Revision (or equivalent), including the development of separate sand and gravel apportionments for the areas administered by Shropshire Council and Telford & Wrekin Council if appropriate;
- Inform the allocation of future sand and gravel sites as part of Shropshire Council's Site Allocations and Development Management DPD;
- Inform the development of Telford and Wrekin Council's Core Strategy review and Minerals DPD for the development of minerals policies and allocations.



Both Shropshire Council and Telford and Wrekin Council may need to allocate sand and gravel sites in their Local Development Frameworks (LDFs), in order to secure an adequate, steady and viable supply in accordance with national planning policy as set out in Mineral Planning Statement 1 and an agreed sub regional apportionment. MPS1 advises that the preparation of LDF's provides an important opportunity to test the practicality and environmental acceptability of sub-regional apportionments at the local level.

Average sales of sand and gravel in the sub-region over the last five years have amounted to some 0.8 million tonnes per annum (mtpa), compared to a current sub-regional apportionment of 0.82 mtpa. Production trends show that the level of sand and gravel production has been falling since 2004. Regional aggregates monitoring (through the Regional Aggregates Working Party (RAWP)) suggests that sand and gravel reserves in 2007 for the Shropshire sub-region equated to a landbank of about 16 years, whereas local evidence (i.e. including planning commitments) suggests the landbank may be closer to 20 years. Although this shows that there is a substantial landbank for the sub region, there are local issues relating to the working of these planning commitments in particular, with many of the larger operators phasing their permissions in accordance with market trends. A combination of limited local demand, the variable quality of sand and gravel reserves, distance from key cross boundary markets and high infrastructure costs has meant that there are a number of dormant sites with large permitted reserves which have not yet been worked and do not appear likely to be worked in the current economic climate.

The evidence base for the Local Development Frameworks will consider the need for further allocations. This report is primarily concerned with identifying which sites comprise the best options should further allocations be necessary. Given the uncertainty regarding the emerging sub-regional apportionment, this study has considered the contribution that sites could potentially make to aggregates supply. This has involved considering whether the sites would sustain local production or whether given their location they could provide a wider sub-regional role in supplying sand and gravel if required.

## 1.3 Scope and Structure of the Report

The scope and structure of the report is as follows:

**Section 2:** A summary of minerals and other relevant land use planning policy and how this affects site selection and the assessment of site suitability is provided.

**Section 3:** This section outlines the methodology for identifying sites including assessment criteria, objectives and weightings.

**Section 4:** This section provides the results of the appraisal of the potential sites. This section draws on the information collected as part of the detailed site appraisals and site visits undertaken and identifies sites that could make a contribution to sustaining local production and supplying the needs of the wider sub region.





**Section 5:** A summary of the main conclusions of the assessment and recommendations for further work to determine site allocations for sand and gravel extraction. This section also discusses the limitations of the assessment that have been encountered.

**Appendix A** contains the site assessment matrices and **Appendix B** contains the Members Workshop Feedback.



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## 2. Planning Policy Context

### 2.1 Introduction

Shropshire Council and Telford and Wrekin Council are committed to providing a policy approach for land won sand and gravel that is in accordance with national minerals planning policy. The following sections summarise relevant policy and in particular, policy that impacts on the allocation of sites for mineral extraction. It also looks at the current context for local planning policy.

### 2.2 National Planning Policy

#### 2.2.1 Minerals Policy Statement 1: Planning and Minerals (2006)

Minerals Policy Statement 1 (MPS1) is the overarching planning policy document for minerals development in England. It seeks to ensure that the need for minerals is managed in an integrated way accounting for its impact on the environment and communities.

Paragraph 1 of MPS1 acknowledges that minerals development is different from other forms of development because minerals can only be worked where they naturally occur, and that potential conflict can therefore arise between the benefits to the economy and society that minerals can bring and impacts arising from their extraction and supply. MPS1 indicates that Minerals Planning Authorities (MPAs) should seek to identify sites, preferred areas and/or areas of search as a way of providing greater certainty of where future sustainable mineral working will take place, whilst taking account of environmental considerations. In preparing their Local Development Documents, MPAs should make provision for the sub-regional apportionment of the current National and Regional Guidelines for land-won aggregate in the approved Regional Spatial Strategy (RSS). Annex 1 Paragraph 3.8 does however state that

*Sub-regional apportionments should not be regarded as inflexible. The preparation by MPAs of their LDDs provides an important opportunity to test the practicality and environmental acceptability of policy proposals at the local level. The provision to be made in each area will need to be justified in relation to other relevant considerations affecting planning for the area.*

The following table provides a summary of guidance outlined within MPS1 in so far as it affects the potential allocation of minerals sites.



**Table 2.1 Summary of Mineral Guidance within MPS1**

Topic	MPS1 Guidance	Implications for the site assessment exercise
European biodiversity sites (potential and classified Special Protection Areas, candidate and classified Special Areas of Conservation and listed Ramsar Convention sites)	<p>Where minerals development is proposed within, adjacent to, or where it is likely to significantly affect a European site MPAs should take account of the advice contained in Planning Policy Statement 9 and the accompanying joint ODPM/Defra Circular.</p> <p><i>‘Regulation 48 of the Habitats Regulations restricts the granting of planning permission for development which is likely to significantly affect a European site, and which is not directly connected with or necessary to the management of the site, by requiring that an appropriate assessment is first carried out of the implications of the development for the site’s conservation objectives’<sup>1</sup>.</i></p>	Minerals excavation would not be considered suitable within these European sites as a result of the Habitat Regulations and sites within these areas are therefore to be excluded within the site selection and assessment exercise.
National Parks, Areas of Outstanding Natural Beauty & World Heritage Sites	<p>Mineral applications within these areas will not be permitted except in exceptional circumstances. Such applications are considered unlikely to cause serious impacts on these areas of natural beauty and recreational opportunities. Consideration of such applications should include an assessment of:</p> <ul style="list-style-type: none"> <li>• The need for the development, including in terms of national considerations of mineral supply and the impact of permitting it, or refusing it, upon the local economy;</li> <li>• The cost of, and scope for making available an alternative supply from outside the designated area, or meeting the need for it in some other way; and</li> <li>• Any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated (paragraph 14).</li> </ul>	<p>Sites located wholly within these designated areas are to be excluded in the first instance given potential detrimental impacts. However exceptional circumstance may prevail if, for example, it is a mineral of national importance which is in demand.</p> <p>It is not considered that local sand and gravel supplies would be considered nationally important.</p>
Land within or outside a Site of Special Scientific Interest (SSSI)	<i>‘Do not normally grant planning permission for a proposed mineral development on land within or outside a Site of Special Scientific Interest (SSSI), if it is likely to have an adverse effect on a SSSI (either individually or in combination with other developments)’ (p7).</i>	Mineral sites proposed within or in close proximity to SSSIs where they are likely to have detrimental impact would not be permitted. Sites within these designations would be considered unsuitable unless it could be proved that there are no suitable alternatives and there are no detrimental impacts.
Wildlife/European protected species	Ensure that statutory protection is given to individual wildlife species under a range of legislative provision, and special protection afforded to European protected species.	It is not appropriate at this stage to consider individual species which are protected by law. The focus is on spatial constraints and so designated sites.
Green belt	Whilst there is a general presumption against inappropriate development in the Green Belt, mineral extraction need not be inappropriate development, nor conflict with the purposes of designating Green Belts. <i>All mineral-related developments in the Green Belt should be assessed against the policies in PPG2 (paragraph 14).</i>	Sites within the green belt are acceptable in policy terms; however they may score down on other criteria for instance agricultural land quality or landscape impact.

<sup>1</sup> ODPM Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System



**Table 2.1 (continued) Summary of Mineral Guidance within MPS1**

Topic	MPS1 Guidance	Implications for the site assessment exercise
Listed Buildings & Nationally Important Archaeological Remains (including Scheduled Ancient Monuments)	<i>'Adopt a presumption in favour of the preservation of listed buildings, nationally important archaeological remains (including scheduled ancient monuments) in situ, and their settings, if mineral proposals would cause damage or have a significant impact on them, unless there are overriding reasons of national importance for the development to proceed' (p8).</i>	Sites within close proximity to these designations are likely to conflict with national policy if they are to have potential significant adverse impacts. The proximity of potential sites to these designations will therefore be considered and sites which would have a direct impact (within the site boundary) on these designations will be excluded.
Ancient woodland	<i>'Do not permit mineral proposals that would result in the loss or deterioration of ancient woodland, not otherwise statutorily protected, unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat' (p8).</i>	Mineral development in ancient woodland is to be avoided unless no alternative option is available. The proximity of potential sites to ancient woodland will also be considered.
Agricultural land	<i>'Where significant development of agricultural land is unavoidable, seek to use areas of poorer quality land in preference to that of a higher quality, except where this would be inconsistent with other sustainability considerations' (p8).</i>	Mineral development is to be located on poorer quality agricultural land where possible and therefore site assessment criteria is to support the use of low quality agricultural land for minerals extraction.
Amenity	<i>'Ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations caused by mineral extraction are in conformity with national guidance and are controlled, mitigated or removed at source, so as to reduce to an acceptable level any potential adverse impacts on neighbouring land and property' (p9)</i>	The site assessment criteria consider the proximity of potential sites to sensitive receptors and the numbers of receptors close by.
Markets and economic benefits	<i>'Aim to source mineral supplies indigenously, to avoid exporting potential environmental damage, whilst recognising the primary role that market conditions play' (p9)</i> <i>'Take account of the benefit, including the reduction in carbon emissions which local supplies of minerals would make in reducing the impact of transporting them over long distances by road' (p8)</i> <i>'Enable the minerals industry, so far as is practicable, to secure productivity growth and high and stable levels of employment, which are central to long term economic performance and rising living standards' (p9)</i>	It is known that due to issues of transport cost, sand and gravel does not travel over long distances. The distance of a site to the nearest potential market is therefore important. The site assessment criteria consider the proximity of sites to principal towns and the major transport routes feeding into the north west and West Midlands markets. In addition, the sites are also considered with regards to providing employment opportunities.
Transport	<i>'Encourage mineral operators to adopt sound working practices to prevent, where feasible, or if not to minimise, environmental impacts to acceptable levels during the preparation, working and restoration stages, including the provision of improved transportation within and from sites'</i> <i>'Encourage the establishment of mineral site transport plans in consultation with the local community, dealing with matters including routing, off site parking, considerate driving and complaints procedures' (p9)</i> <i>'Seek to promote and enable the bulk movement of minerals by rail, sea or inland waterways to reduce the environmental impact of their transportation' (p9)</i>	The bulk transportation of minerals using rail, sea or inland waterway is preferable. The site assessment criteria therefore consider sites with regards to their proximity to sustainable travel connections.  In addition, the site assessment criteria consider possible routing of vehicles and the proximity of sites to the strategic road network to reduce the impacts of HGV traffic on local amenity.



MPS1 acknowledges that potential site allocations should carefully consider the effects upon regional and local sites of biodiversity, geodiversity, landscape, historical and cultural heritage (paragraph 7). The assessment should consider for example, Regionally Important Geological Sites (RIGS), Sites of Importance for Nature Conservation (SINC) and BAP Priority Habitats in addition to those mentioned in the above table.

MPS1 also recognises the benefits of extending existing mineral sites over allocating new sites and states:

*Consider the benefits, in terms of reduced environmental disturbance and more efficient use of mineral resources including full recovery of minerals, of extensions to existing mineral workings rather than new sites (Paragraph 15).*

The accompanying Planning and Minerals: Practice Guide to MPS1 states:

*It may sometimes be preferable, as a means of minimising environmental disturbance, to adopt a policy of preference for allowing extensions to existing mineral workings rather than allowing mineral working at greenfield sites. This can secure the utilisation of minerals that might otherwise be sterilised (paragraph 40).*

Site assessment criteria will take into account the benefits of reduced environmental disturbance of allocating existing mineral sites rather than new sites, particularly where these are located on greenfield land.

### 2.2.2 Minerals Policy Statement 2: Controlling and Mitigating the Environmental Effects of Mineral Extraction in England (2006)

Minerals Policy Statement 2 (MPS2), sets out the policies and considerations that Government expects MPAs to follow when preparing development plans and in considering applications for minerals development. These include:

- *The impacts of mineral working, such as visual intrusion, dewatering, water pollution, noise, dust and fine particulates, blasting and traffic;*
- *The impacts on landscape, agricultural land, soil resources, ecology and wildlife, including severance of landscape and habitat loss, and impacts on sites of nature conservation, archaeological and cultural heritage value;*
- *The benefits such as providing an adequate supply of minerals to the economy and hence for society (including construction materials needed for the development of national infrastructure and the creation of sustainable communities), creating job opportunities, and the scope for landscape, biodiversity and amenity improvements through mineral working and subsequent restoration (paragraph 11).*

The site assessment matrices prepared for this report seek to take into account environmental impacts and also recognise the benefits of developing minerals sites and site opportunities.





Annex 1: Dust of MPS2 recognises that if not managed or controlled, dust from surface mineral operations can have noticeable environmental impact and affect the quality of life of local communities. Naturally these effects are dependent on the form of mineral operation and whether appropriate mitigation is employed. Paragraph 1.1 provides an indication of the distance for which such impacts can be felt:

*Residents can potentially be affected by dust up to 1km from the source, although concerns about dust are most likely to be experienced near to dust sources, generally within 100 m, depending on site characteristics and in the absence of appropriate mitigation (paragraph 1.1).*

Annex 2: Noise of MPS2 recognises that noise from surface mineral operations can have a noticeable environmental impact and is a common cause of complaint. The Annex recognises that there may be a need for MPAs to use buffer zones around prospective mineral sites to mitigate against noise:

*In identifying areas of search and/or proposed sites for mineral working, MPAs should take account of any information on the existing local noise climate, particularly in areas of tranquillity that should be preserved as part of the national resource. For existing mineral operations, whether or not currently subject to conditions relating to noise, MPAs should consider whether the introduction of buffer zones to separate the mineral operation from existing and possible future noise-sensitive development could be helpful (paragraph 2.11).*

The site assessment criterion in respect of noise and dust is therefore to consider proximity of proposed sites to populations, ensuring sites selected where possible can avoid disturbance to local communities.

## 2.2.3 Planning Policy Statement 1: Delivering Sustainable Development (2005)

Planning Policy Statement 1 (PPS1) outlines the Government's overarching planning policies for the delivery of sustainable development. The key principles of the national policy statements include the requirement for development plans and decisions taken on planning applications to contribute to the delivery of sustainable development and promote outcomes in which environmental, economic and social objectives are achieved together over time.

The site assessment criteria chosen cover economic, environmental and social objectives when considered together should ensure that sites are assessed in terms of their contribution towards achieving sustainable development.

## 2.2.4 Planning Policy Statement 7: Sustainable Development in Rural Areas (2004)

Planning Policy Statement 7 (PPS7) sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas. It refers to nationally designated areas comprising National Parks, the Broads, the New Forest Heritage Area and Areas of Outstanding Natural Beauty (AONB), as having the highest status of protection in relation to landscape and scenic beauty. It states that:



*Major developments should not take place in these designated areas, except in exceptional circumstances...applications for all such developments should be subject to the most rigorous examination (paragraph 22).*

As discussed in table 2.1 above, this indicates that sites proposed within nationally designated areas, should be excluded from further assessment.

PPS7 also considers agricultural land quality and the loss of agricultural land. It states that:

*The presence of best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations...when determining planning applications. Where significant development of agricultural land is unavoidable, local planning authorities should seek to use areas of poorer quality land (grades 3b, 4 and 5) in preference to that of a higher quality, except where this would be inconsistent with other sustainability considerations. Little weight in agricultural terms should be given to the loss of agricultural land in grades 3b, 4 and 5, except in areas (such as uplands) where particular agricultural practices may themselves contribute in some special way to the quality and character of the environment or the local economy (paragraph 28).*

This indicates that sites proposed within areas of poorer agricultural land should be given preference over best and most versatile land. As discussed in Table 2.1 the site assessment criteria is to support the use of low quality agricultural land for minerals extraction.

### 2.2.5 Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)

Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation sets out national planning policy for the protection of biodiversity and geological conservation through the planning system. PPS9 states that:

*in taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment (paragraph 1).*

Designated sites are referred to specifically within PPS9 and Table 2.1 summarises how these designations will be treated in the site assessment. These policies should be considered when potential sites are allocated for mineral extraction.

### 2.2.6 Planning Policy Statement 12: Local Spatial Planning (2008)

Planning Policy Statement 12 (PPS12): Local Spatial Planning published in 2008 sets out how Local Planning Authorities should prepare core strategies and other Local Development Documents for Local Development Frameworks. The statement also outlines, in addition to the legislative requirements of plan making, the criteria by which an inspector at the examination stage will judge whether a Core Strategy or other type of DPD is 'sound'.



The following definition of soundness is given in PPS12:

*To be “sound” a core strategy or other DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.*

*“Justified” means that the document must be:*

- *Founded on a robust and credible evidence base;*
- *The most appropriate strategy when considered against the reasonable alternatives.*

*“Effective” means that the document must be:*

- *Deliverable;*
- *Flexible;*
- *Able to be monitored.*

Potential site options for sand and gravel extraction need to be deliverable if they are to be allocated in any future planning policy. The site assessment criteria therefore consider whether there is information to support the working of sand and gravel at each site. This includes details regarding potential reserves and landownership and operator support.

## 2.2.7 Planning Policy Statement 25: Planning and Flood Risk (2005)

Planning Policy Statement 25 (PPS25): Planning and Flood Risk outlines Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages of the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Flood risk zones are defined in Annex D to PPS25 with Zone 3 being at greatest risk of flooding. Land use classification zoning is also detailed which states that sand and gravel workings are deemed water-compatible development and therefore are permitted in flood zone 3b. Although mineral development is less vulnerable/water compatible development PPS25 requires MPAs allocating land for development to ‘*apply the Sequential Test to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed*’. Whilst flood risk is not an exclusionary factor for the development of sites for mineral development, it remains preferable for a prospective sand and gravel working site to be located within areas of low flood risk.

## 2.2.8 Planning Policy Guidance 2: Green Belt (1995 amended 2001)

Planning Policy Guidance 2 (PPG2) outlines the Government’s policies regarding the definition and safeguarding of greenbelt as well as the presumption against inappropriate development. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The use of land within greenbelts can have positive outcomes including access to the countryside; outdoor sport and recreation and maintaining attractive



landscapes and enhancing biodiversity. Paragraph 3.11 of PPG2 appreciates that minerals can be worked only where they are found and that minerals development is considered to be a temporary activity. It states that:

*Mineral extraction need not be inappropriate development: it needs not conflict with the purposes of including land in Green Belts, provided that high environmental standards are maintained and that the site is well restored. Mineral and local planning authorities should include appropriate policies in their development plans. Mineral planning authorities should ensure that planning conditions for mineral working sites within Green Belts achieve suitable environmental standards and restoration.*

As discussed in table 2.1 above, the site assessment criteria consider whether sites are within the green belt and there is a general preference for sites outside the green belt. In addition, the criteria objectives consider whether the site is to have impacts upon the agricultural land, landscape and also considers the potential options for restoring the site.

### 2.2.9 Planning Policy Guidance 13: Transport (2001)

Planning Policy Guidance 13 (PPG13) sets out the objectives to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

Paragraph 45 of PPG13 discusses national policy regarding the transportation of freight. It states that:

*While road transport is likely to remain the main mode for many freight movements, land use planning can help to promote sustainable distribution, including where feasible, the movement of freight by rail and water. In preparing their development plans and in determining planning applications, local authorities should:*

- 2. where possible, locate developments generating substantial freight movements such as distribution and warehousing, particularly of bulk goods, away from congested central areas and residential areas, and ensure adequate access to trunk roads;*
- 3. promote opportunities for freight generating development to be served by rail or waterways by influencing the location of development and by identifying and where appropriate protecting realistic opportunities for rail or waterway connections.*

Paragraph 47 of PPG13 appreciates that minerals can only be worked where they are found. It states:

*Local authorities should seek to enable the carrying of material by rail or water wherever possible, through partnership with extractors and rail and water operators, appropriate planning conditions and obligations, the use of DETR freight grants and promoting facilities for landing of aggregates by sea and distribution by rail or water. Mineral planning authorities should encourage the establishment of voluntary mineral site transport plans in consultation with local communities.*

The site assessment criteria considers the location of sites in relation to potential sustainable modes of transport such as rail and water connections, the proximity of the site to the strategic road network and also the potential



routing of vehicles via settlements. In addition, the criteria consider whether sites are within air quality management areas which traffic from the site could potentially impact upon.

## 2.3 Regional Planning Policy

### 2.3.1 West Midlands Regional Spatial Strategy (2008)

The West Midlands Regional Spatial Strategy (WMRSS) was initially published by the ODPM in June 2004. Following the publication of the Phase One Revision in respect of the Black Country sub-region, a revised WMRSS was issued in January 2008.

Policy M1 (Mineral Working for Non-Energy Minerals) of the RSS sets out that Development Plans should:

- *Identify and safeguard mineral resources to ensure that appropriate levels of planned and future supplies can be maintained, including reviewing the continued appropriateness of unpermitted allocations in mineral local plans;*
- *Indicate sites/areas where future mineral working would or would not be appropriate having regard to the environmental capacity of the area and the impact on the local community; and*
- *Identify and safeguard opportunities for the transportation of minerals by rail or water, including the maintenance of existing, and the provision of new, railhead facilities.*

Policy M2 (Minerals – Aggregates) states that MPAs should continue to work together to make provision for land won primary aggregates to 2016. The Shropshire and Telford and Wrekin sub region is expected to provide an annual apportionment of 0.820 million tonnes per annum over the period 2001-2016. The number of sites recommended as a result of this review is therefore affected by this target.

The WMRSS was to be reviewed with respect to its minerals policies under a Phase Three revision. However, it was subsequently agreed that the Phase Three issues should be progressed through the new Regional Strategy process rather than as part of the WMRSS Phase Three Revision.

However, it should be noted that following the recent change of Government, the new Secretary of State for Communities and Local Government, Eric Pickles, has written to local planning authorities in a letter dated 27<sup>th</sup> May 2010, setting out the Government's intentions to abolish Regional Spatial Strategies. The current regional planning policy framework relevant to the Shropshire and Telford and Wrekin sub region is therefore likely to change.

### 2.3.2 Revisions to the Regional Apportionment

The recent Communities and Local Government publication, '*National and regional guidelines for aggregates provision in England 2005-2020*', sets out revised national and regional guidelines for aggregates provision in



England for the period 2005-2020. It also indicates how the guidelines should be taken into account in the planning process, and outlines arrangements for future monitoring and review. From the date of its issue (June 2009), it acts as a material planning consideration. Table 2.2 provides a snapshot of expected aggregates provision in the West Midlands, 2005-2020.

**Table 2.2 West Midlands Guidelines for Aggregates Provision in England, 2005-2020 (million tonnes)**

Guidelines for land-won production	Apportionment (million tonnes)
Land-won sand & gravel	165
Land-won crushed rock	82

Following the publication of the CLG document, the West Midlands Regional Assembly (the Regional Planning Body for the West Midlands) undertook work to determine the sub apportionment of the West Midlands regional figure for primary aggregates provision contained in the guidelines. The revised targets which resulted, move away from the existing approach of basing targets on historical patterns of aggregate production, already reflecting a number of planning and other associated supply factors. Instead an alternative approach has been employed which starts to give different weightings to a range of environmental and other factors. In reaching this decision, the Regional Assembly chose to ignore technical advice from the Regional Aggregates Working Party and instead followed a recommendation from Assembly officers. However, in light of the recent change in national government, there is considerable uncertainty regarding the legal status of the Assembly's decision. Shropshire Council, together with the majority of the MPA's in the West Midlands region, and the minerals industry, does not accept the revised sub-regional apportionment targets because of doubts about their legal status and because they were based on inadequate evidence and a flawed methodology.

## 2.4 Relevant Environment Agency Policy

Groundwater Source Protection Zones (SPZs) show the risk of contamination from any activities that might cause pollution in the area. The zones relate to the time taken for pollutants to reach groundwater resources. The EA has three main zones; SPZ1 (inner), SPZ2 (outer) and SPZ3 (total catchment). EA Groundwater Protection Policy P6-8 states:

*Within SPZ1 we will normally object in principle to any planning application for a development that may physically disturb an aquifer.*

Furthermore, the Environment Agency's Groundwater Protection Policy (p6-11) states:

*'For any proposal which would physically disturb aquifers, lower groundwater levels or impede or intercept groundwater flow, we will seek to achieve equivalent protection for water resources and the groundwater dependent environment as if the effect were caused by a licensable abstraction'.*





It is therefore preferable that potential mineral sites are not located within a major aquifer or located within SPZ1.

## 2.5 Local Planning Policy

The current local minerals planning policy framework for the Shropshire and Telford and Wrekin sub-region consists of the 'saved' policies from the Joint Minerals Local Plan adopted in 2000 as well as the relevant policies in the Regional Spatial Strategy (RSS) and any subsequent review.

Shropshire Council is currently progressing its LDF Core Strategy. A final version of the Core Strategy was published in February 2010. Representations on the 'soundness' of the plan are invited between 15<sup>th</sup> February and 29<sup>th</sup> March 2010 before it is finalised for submission to the Secretary of State for independent examination.

The Core Strategy sets out strategic policies to guide development and change in Shropshire over the next 16 years up to 2026. Policy CS20 outlines the policy approach to strategic planning for minerals in Shropshire. This states:

### *CS20: Strategic planning for Minerals*

*Shropshire's important and finite mineral resources will be safeguarded to avoid unnecessary sterilisation and there will be a sustainable approach to mineral working which balances environmental considerations against the need to maintain an adequate and steady supply of minerals to meet the justifiable needs of the economy and society. This will be achieved by:*

- *Protecting the Mineral Safeguarding Areas (MSA's) and rail freight facilities which could contribute to the sustainable transport of minerals which are identified in Figure 10. Non-mineral development in these areas or near protected railfreight sites will be expected to avoid sterilising or unduly restricting the working of proven mineral resources, or the operation of mineral transport facilities, consistent with the requirements of national and regional policy;*
- *.....Maintaining landbanks of permitted reserves for aggregates consistent with the requirements of national and regional policy guidance. 'Broad locations' for the future working of sand and gravel are identified in Figure 11. Sites capable of helping to deliver the sub-regional target for sand and gravel will be allocated within these areas in the Site Allocations and Management of Development DPD;*
- *Only supporting proposals for sand and gravel working outside these broad locations and existing permitted reserves, where this would prevent the sterilisation of resources, or where significant environmental benefits would be obtained, or where the proposed site would be significantly more acceptable overall than the allocated sites;*
- *....Requiring development applications for mineral working to include proposals for the restoration and aftercare of the site. Priority will be given to environmentally acceptable proposals which can deliver targeted environmental or community benefits consistent with Policies CS8 and CS17. More detailed policies against which applications for mineral development can be assessed will be provided in the Site Allocations and Management of Development DPD.*



The site assessment criteria employed in this assessment considers whether the sites are within the broad locations for the future working of sand and gravel identified in figure 11 accompanying this policy. It should be noted that these broad locations have been derived from the British Geological Survey data which indicate where potentially workable mineral may occur. These locations have been further refined by excluding areas within international biodiversity designations and providing buffer zones around transport routes. It should be noted that these locations may not be of consistent potential and have not undergone detailed investigation. In addition, outside these locations there could be potential for isolated mineral workings.

Telford and Wrekin Council's Core Strategy was adopted in December 2007 but does not include any minerals policies. The Council has proposed an early review of its Core Strategy to commence during 2010 and the preparation of a Minerals DPD during 2011.

Both Councils have written to mineral operators, landowners and agents with a known interest in the sub region with a call for sites requesting details of potential sand and gravel sites which they would like to be considered as allocations as part of the LDFs.

## 2.6 Conclusions

The focus of this section has been on summarising the policies that have a particular bearing on minerals site assessment and selection and there are other statements of planning and environmental policy. It is considered that the proposed assessment approach, as set out in the next section, is consistent with this wider body of planning policy.



## 3. Assessment Methodology

### 3.1 Introduction

A key part of delivering minerals development is to ensure that site allocations are in locations where mineral can be extracted whilst minimising adverse environmental impacts. This requires a methodology which is robust and transparent in order to form a sound evidence base for both Councils in preparing and reviewing their Local Development Frameworks as required by Planning Policy Statement 12.

This section details the approach which has been taken in selecting and assessing sites potentially suitable for future sand and gravel extraction within the Shropshire and Telford and Wrekin sub region.

### 3.2 Stage 1: Developing the Assessment Approach

The assessment approach to determine site suitability has been based upon delivering key planning, environmental and sustainability objectives drawn from national planning policy and also the recent guidance regarding locational/site options for development plan documents issued by the Planning Advisory Service<sup>2</sup> which recommends three broad sets of criteria to be considered:

- Deliverability Criteria (e.g. landownership, access, planning history);
- Exclusionary Criteria (e.g.: European sites of biodiversity importance);
- Discretionary Criteria (e.g. local designations).

Objectives have been developed from headline criteria chosen through a review of relevant planning and environmental policy and legislation and an assessment matrix has been compiled to assess site opportunities and constraints using weightings. In particular, MPS1 has been used to develop the criteria as this policy in particular should be considered when allocating sites for mineral extraction, as discussed in section 2 of this report.

The assessment matrix includes objectives and indicators, with thresholds and weightings to determine whether a site can achieve the objective. The full assessment matrices can be found in **Appendix A**. The relevant indicators identified for each objective have been drawn from readily available information used to determine the achievement of a particular objective. Sources of information which have been used for the assessment include both desk based mapping and publications which have been complemented with short site visits, undertaken in February 2010, to verify information.

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<sup>2</sup> *Planning Advisory Service- Local Development Options Generation and Appraisal (March 2008)*



Desk based information has included:

- Mineral site submission returns;
- Geographic Information Systems using layers supplied by the Councils and the Multi Agency Geographic Information for the Countryside website showing key opportunities and environmental constraints;
- Websites such as [www.airquality.co.uk](http://www.airquality.co.uk) and the Environment Agency's flood mapping and ground water mapping;
- Local Plan proposals maps and other relevant Shropshire and Telford and Wrekin publications.

In developing the methodology a series of weightings were suggested to score the site quantitatively against the objectives and headline criteria. These were initially decided by setting thresholds related to the potential effect that the development of the site may have on each objective. For the majority of the objectives these are generally based on the site's proximity to national, regional or local designations. The thresholds include distances and also the site's relationship to defined zones of sensitivity (e.g. flood risk zoning or Groundwater Source Protection Zones). In some cases defined distances do not always exist and therefore where there is no national guidance indicative thresholds have been used based on distances which allow for comparison of the sites against each other.

Following this, it was agreed that a qualitative appraisal of the site would be conducted considering carefully the key opportunities and constraints of the site. It was suggested that this would use an overall grading system which would avoid quantitative scoring masking key constraints and therefore a more reasoned judgement could be made on the suitability of a site.

The grading system employed is as follows:

- A Site is relatively unconstrained**
- B Site has a number of constraints which can potentially be overcome through appropriate mitigation**
- C Site has significant constraints**
- D Site is unlikely to be suitable for mineral working**

### 3.3 Stage 2: Testing the criteria

Before finalising the criteria to be used in the site assessment, Entec and the Councils held a workshop with Members from both Councils and key planning officers attending. The key aims of the workshop were:

- To inform Members of the context and approach Entec and the Councils proposed to undertake to assess sand and gravel sites for potential allocation within the Shropshire and Telford and Wrekin sub region; and



- To discuss and achieve consensus on the methodology in particular confirming a robust set of criteria and weightings to be used for the assessment of sites and test this proposed approach on example sites.

The workshop was held on the 25th January 2010. Council officers opened the workshop with a presentation setting out the planning policy context for undertaking the sand and gravel assessment. Comments and queries were raised by Members in attendance regarding the apportionment study and its potential high tonnages for the Shropshire and Telford and Wrekin sub region. It was commented that potential apportionments are still to be confirmed and will inevitably need to be realistic. It was noted that sand and gravel does not travel very far as it is not cost effective to transport it over large distances. It was noted that although broad areas for potential sand and gravel extraction had been identified for the Shropshire Core Strategy, no sand and gravel sites had yet been allocated and the purpose of the workshop was to discuss and agree the methodology for assessing and selecting sites which may be allocated if there was a need.

Entec representatives presented the proposed approach to the assessment which explained that the sites submitted as part of a 'call for sites' from interested parties would be used as part of the assessment and there would be an initial sieve of sites considering international and national designations. The detailed site assessment approach was then explained which demonstrated how numerically weighted indicators would be used to test and score the sites against headline criteria and associated objectives derived from planning policy. It was explained that following this a qualitative appraisal of each site using the grading system would be undertaken. It was explained that the assessments would be carried out using readily available desk based sources of information and would be relatively 'high level' focussing on key policy issues.

Those attending the workshop were split into two groups to discuss and test the weighting of the criteria. The aim of the breakout sessions was to go through how the methodology would be applied and also to justify the proposed weightings and determine any refinements in accordance with relevant planning policy. This included looking at some example sites on maps showing nearby designations. Overall the groups felt that the criteria, objectives and proposed weightings were reasonable and the approach would determine site suitability in terms of opportunities and constraints for sand and gravel extraction.

Specific feedback received from group discussions and Entec's response to this in terms of changes in approach is provided in Appendix B.

### 3.4 **Stage 3: Selecting Sites for Assessment**

In November 2009, the Councils contacted mineral operators, landowners and agents with a known interest in the sub region with a call for sites requesting details of potential sand and gravel sites which they would like to submit as part of the LDFs.

Table 3.1 shows the sites and areas which were submitted as part of this exercise. Some sites were submitted by two interested parties and some submissions included significant areas where sand and gravel is thought to occur.



The interested parties were contacted for further information where necessary and were asked to supply appropriate site boundaries to allow the site to be assessed. Some sites were excluded from further assessment as a result of interested parties not supplying this information as this would impact on certainty of deliverability. Interested parties who could not supply this information at the present time were asked to submit information at a later date but early on in the Development Plan Document process.

It was agreed with the Council's project officer that the assessment should also only consider 'new' sites for further sand and gravel extraction and not reserves which were permitted but subject to Section 106 agreements as these were already considered to be part of the landbank for the sub region.

**Table 3.1 Sites Submitted**

Sites submitted by interested parties	Interested parties	Potential for sand and gravel extraction	Taken forward for further assessment
Bridgwalton Quarry	Salop Sand and Gravel	Areas which were permitted in 2008 and which are subject to agreeing Section 106 and therefore considered to be permitted reserves. Future expansion area not currently permitted.	Yes – future expansion area
Gonsal	Salop Sand and Gravel	Application to be submitted in 2010 on one section of site and a further area planned for 10 years time.	Yes – split into 2 sites for site assessment process
Land at Crowgreaves Farm	Apley Estate	Understood there is a significant deposit of sand and gravel however site and reserves were not adequately defined.	No
Moreton Corbet	Acton Reynald Estate	Part of the holding north of Moreton Corbet was promoted during preparation of the Minerals Plan prepared in the late 1990s and this land remains available for sand and gravel workings.	Yes
Condover Quarry (Norton Pit)	Hanson	Planning permission was granted 10 July 2009 (ref. MS2008/1225/SY) for a 900,000 tonne extension, extending the life by 5 years.	No
Cound Sandpit	Hanson	Contains 1Mt of permitted sand. Working has not taken place for a number of years. Due to the current market there are no immediate plans to re-open site.	No
Sleap Airfield	Hanson	Dormant site – extant permission but no extraction until Condover quarry is fully worked	No





**Table 3.1 (continued) Sites Submitted**

Sites submitted by interested parties	Interested parties	Potential for sand and gravel extraction	Taken forward for further assessment
Woodcote Wood / Pave Lane Farm	DK Symes Associates/ CEMEX	Two extension sites to Woodcote Wood Quarry: Site 1 - A small additional area containing c. 1 Mt of sand and gravel that is of similar quality to the deposit at Woodcote Wood. Site 2 - Estimated reserve stands at c.6Mt of good quality sand and gravel.	Yes - split into 2 sites for site assessment process
Morville Quarry	Lafarge Aggregates	Extension to existing sand and gravel site.	Yes
Vauxhall Farm, Tong	Lafarge Aggregates	Greenfield site containing a deposit of c.1.5Mt of concreting sand with some gravel.	Yes
Wood Lane Quarry	Carter Jonas on behalf of Grosvenor Estate/- Tudor Griffiths Group	Extensions to existing quarry.	Yes - split into 2 sites for site assessment process
Land near Cockshutt	Tudor Griffiths Group	Land is mineral bearing and has potential for future sand and gravel extraction.	Yes
Land near English Frankton	Tudor Griffiths Group	Land is mineral bearing and has potential for future sand and gravel extraction.	Yes
Landholdings near Aston, Oswestry	Tudor Griffiths Group	Potential for sand & gravel extraction.	Yes
Landholdings at Limput Hill, Baschurch	Tudor Griffiths Group	Potential for sand & gravel extraction. An application was submitted in the 1970s but was unsuccessful.	Yes
Tern Hill	CEMEX	The existing quarry has sufficient permitted reserves for approx. 3 to 4 years at current rates of production. Expansion submitted for consideration.	Yes – future expansion area
Barnsley Lane	Grundon	Site was permitted in 2003 subject to Section 106 agreement which has not been confirmed. Considered to be permitted reserves.	No
Buildwas Sand Quarry	Buildwas Sand Quarry	Extension to existing sand quarry. Deposit identified of predominantly sand and some gravel.	Yes – future expansion area



**Table 3.1 (continued) Sites Submitted**

Sites submitted by interested parties	Interested parties	Potential for sand and gravel extraction	Taken forward for further assessment
Halston Estate	Balfours	Area of interest within Shropshire's broad locations for future sand and gravel workings – no site boundaries	No
Longner Estate	Balfours	Area of interest within Shropshire's broad locations for future sand and gravel workings – no site boundaries	No
Oteley Estate	Balfours	Area of interest within Shropshire's broad locations for future sand and gravel workings – no site boundaries	No
Colemere Woods	Carter Jonas on behalf of Grosvenor Estate	Believed there is workable deposit but no drilling has taken place. Site boundaries supplied.	Yes
Land west of Tetchill	Carter Jonas on behalf of Grosvenor Estate	Believed there is workable deposit but no drilling has taken place. Site boundaries supplied.	Yes
Newnes	Carter Jonas on behalf of Grosvenor Estate	Believed there is workable deposit but no drilling has taken place. Site boundaries supplied.	Yes
North of Elson	Carter Jonas on behalf of Grosvenor Estate	Believed there is workable deposit but no drilling has taken place. Site boundaries supplied.	Yes
Houghton Farm	Carter Jonas on behalf of Grosvenor Estate	Believed there is workable deposit but no drilling has taken place. Site boundaries supplied.	Yes

The second stage of selecting the sites for detailed assessment was to determine whether sites were wholly within key international and national environmental designations. This included:

- Biodiversity – Special Protection Areas, Special Areas of Conservation, Ramsar sites , Sites of Special Scientific Interest;
- Cultural heritage – World Heritage Sites;
- Landscape – Areas of Outstanding Natural Beauty.

This selection process did not exclude any sites as none were found to be wholly within these designations. Based on the above selection process, the following sites were therefore considered for more detailed assessment:



**Table 3.2 Sites Selected for Assessment**

Site ref	Site name
1	Morville Quarry Extension
2	Vauxhall Farm, Tong
3	Holding North of Moreton Corbet
4a	Pave Lane South
4b	Pave Lane North
5a	Wood Lane South
5b	Wood Lane North
6	Aston
7	Limpit Hill
8	Buildwas Extension
9	Tern Hill Quarry Extension
10a	Gonsal Extensions North
10b	Gonsal Extensions South
11	Bridgwalton Quarry
12	Colemere Woods
13	Land West of Tetchill
14	Land at Newnes
15	Land North of Elson
16	Haughton Farm
17	Land East of Cockshutt
18	Land North of English Frankton



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## 4. Site Assessment Findings

### 4.1 Introduction

This section provides a summary of each of the potential sites considered for future sand and gravel extraction based on the results of the desk based detailed site assessments and site visits undertaken using the methodology discussed in section 3. Full site appraisal matrices can be found in Appendix A. The suitability of the sites is considered in relation to their potential effects upon key planning and environmental objectives and sites have been given a grading of A to D as detailed in section 3. Those sites graded A and B are considered to be more suitable for allocation and more detail relating to site context, specific planning issues to address and a site plan is provided. The sites have then been ranked in order of preference; most preferred, preferred and least preferred according to their performance against the key planning and environmental objectives and also categorised by considering their role in local or sub regional aggregates supply.

### 4.2 Opportunities and Constraints of All Sites Assessed

The following table provides a summary of the opportunities and constraints of all the sites assessed. The overall score for the weightings for each of the objectives is provided and the grade based on the qualitative appraisal of all the information.

**Table 4.1 Assessment Summaries**

Site ref	Site name	Opportunities	Constraints	Overall score based on weightings	Grade
1	Morville Quarry Extension	<ul style="list-style-type: none"> <li>• Extension to an existing quarry;</li> <li>• Potential biodiversity benefits upon restoration;</li> <li>• Good access to Strategic Road Network (SRN);</li> <li>• Close to Bridgnorth and access to Telford markets;</li> <li>• Promoted by operator who estimates there to be 700,000 tonnes of high quality sand and gravel</li> </ul>	<ul style="list-style-type: none"> <li>• 800m north east of Devil's Hole SSSI;</li> <li>• Listed buildings and a regional park within 2km;</li> <li>• Not located within Shropshire's broad locations for sand and gravel;</li> <li>• Application with EIA submitted in 2000 but refused due to unallocated site.</li> </ul>	82	B



**Table 4.1 (continued) Assessment Summaries**

Site ref	Site name	Opportunities	Constraints	Overall score based on weightings	Grade
2	Vauxhall Farm, Tong	<ul style="list-style-type: none"> <li>Operator interest with an estimated reserve of 1.5 million tonnes of sand and gravel;</li> <li>Good access to the SRN located adjacent to the A41 with good links to the M54;</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive receptors adjacent to the site boundary and within 250m;</li> <li>There are a number of national cultural heritage assets within 500m of the site including scheduled monuments and listed buildings;</li> <li>Lies partially outside Shropshire broad locations for sand and gravel;</li> <li>Potential ground water issues as the site lies on a major aquifer and is within source protection zone 2 (outer zone);</li> <li>Site is within the greenbelt.</li> <li>Existing planning application refusal</li> </ul>	74	C
3	Holding North of Moreton Corbet	<ul style="list-style-type: none"> <li>Known mineral reserves of 3 million tonnes with detailed geological surveys having been undertaken by the landowner;</li> <li>Close to Shrewsbury market only 10km to the south.</li> </ul>	<ul style="list-style-type: none"> <li>No operator interest;</li> <li>Over 1.5km from the SRN and no current access point onto the road network – would use B5063 south and pass through Shawbury to reach strategic road network;</li> <li>50% of the site lies outside broad locations for sand and gravel but detailed geological survey work has been carried out;</li> <li>Dwellings at Moreton Corbet adjacent to the site boundary and village of Stanton upon Hine Heath 350m east;</li> <li>Scheduled monuments within 400m.</li> </ul>	73	C
4a	Pave Lane South	<ul style="list-style-type: none"> <li>An extension to permitted quarry;</li> <li>Good access to the SRN with potential for direct access on to the A41;</li> <li>Expected to be 1 million tonnes of sand and gravel;</li> <li>Good links to market in Telford</li> </ul>	<ul style="list-style-type: none"> <li>Uncertainty surrounding the working of Woodcote Wood and potential working of the extensions;</li> <li>Potential groundwater issues as a result of the site lying on a major aquifer and within total catchment area of a source protection zone;</li> <li>Listed buildings (including Woodcote House Hall which is a retirement home) and a registered historic park and garden in close proximity (approx 500m).</li> </ul>	85	B



**Table 4.1 (continued) Assessment Summaries**

Site ref	Site name	Opportunities	Constraints	Overall score based on weightings	Grade
4b	Pave Lane North	<ul style="list-style-type: none"> <li>• An extension to permitted quarry;</li> <li>• Good access to the SRN with potential for direct access on to the A41;</li> <li>• Expected to be 6 million tonnes of sand and gravel;</li> <li>• Good links to market in Telford</li> </ul>	<ul style="list-style-type: none"> <li>• Uncertainty surrounding the working of Woodcote Wood and potential working of the extensions;</li> <li>• Potential groundwater issues as a result of the site lying on a major aquifer and within total catchment area and 30% of site within outer source protection zone;</li> <li>• Listed buildings (including Woodcote House Hall which is a retirement home), scheduled monument and a registered historic park and garden in close proximity (approx 500m);</li> <li>• Public right of way (PROW) /Bridleway crosses the site.</li> </ul>	82	B
5a	Wood Lane South	<ul style="list-style-type: none"> <li>• An extension to permitted working quarry;</li> <li>• Within Shropshire broad locations for sand and gravel;</li> <li>• Mineral operator and landowner support;</li> <li>• Good access to the SRN with potential for direct access on to the A528 200m west or using the existing quarry access;</li> <li>• Few properties in close proximity;</li> <li>• Expected to be 3 million tonnes of sand and gravel;</li> <li>• Generally well concealed.</li> </ul>	<ul style="list-style-type: none"> <li>• Not well located for main transport routes or markets east of Shropshire;</li> <li>• Biodiversity designations within 1km – Midland Meres and Mosses Ramsar 550m south and 750m north; Sweat Mere and Crose Mere SSSI 550m south;</li> <li>• Scheduled monument and listed buildings within 700m.</li> </ul>	86	B
5b	Wood Lane North	<ul style="list-style-type: none"> <li>• An extension to permitted working quarry;</li> <li>• Within Shropshire broad locations for sand and gravel;</li> <li>• Mineral operator and landowner support;</li> <li>• Good access to the SRN with potential for access to be transported through tunnel under the road and then using existing plant and quarry access;</li> <li>• Few properties in close proximity;</li> <li>• Expected to be 1.38 million tonnes of sand and gravel;</li> <li>• Generally well concealed.</li> </ul>	<ul style="list-style-type: none"> <li>• Not well located for main transport routes or markets east of Shropshire;</li> <li>• Biodiversity designations within 500m and some to the east within the prevailing wind – Midland Meres and Mosses Ramsar Phase 2 230m east and Phase 1 400m south west; Cole Mere SSSI 200m north east; White Mere SSSI 430m south west; Shropshire wildlife site adjacent to the south;</li> <li>• Scheduled monument and listed buildings within 700m.</li> </ul>	86	B





**Table 4.1 (continued) Assessment Summaries**

Site ref	Site name	Opportunities	Constraints	Overall score based on weightings	Grade
6	Aston	<ul style="list-style-type: none"> <li>There is operator and landowner interest;</li> <li>Within Shropshire broad locations for sand and gravel;</li> <li>Good proximity to SRN - site is 650m south west of the A5;</li> <li>Good links to a main transport route and within 10km of Oswestry market;</li> <li>Canal is adjacent to the site in the south however it is unknown whether access is possible or transport viable;</li> <li>The site is well screened.</li> </ul>	<ul style="list-style-type: none"> <li>The site is grade 2 agricultural land;</li> <li>Would need to create access route from the A5, surrounding roads are narrow and unmarked and humpback bridge would need to be crossed to access site from the west;</li> <li>Properties adjacent to the west and a golf course is north east and therefore in the prevailing wind;</li> <li>Biodiversity sites adjacent to the site including Montgomery Canal Aston Lock Keepers Bridge Site of Special Scientific Interest (SSSI) south, Shropshire wildlife site east;</li> <li>Listed buildings are within 500m and a scheduled monument is south west.</li> </ul>	75	C
7	Limpit Hill	<ul style="list-style-type: none"> <li>There is operator and landowner interest;</li> <li>Within 15km of Oswestry and Shrewsbury markets;</li> <li>Railway is adjacent to the south however there are no sidings.</li> </ul>	<ul style="list-style-type: none"> <li>The site is outside Shropshire's broad locations for sand and gravel;</li> <li>The site is difficult to access due to narrow roads with the SRN over 5km and likely routing passing through villages;</li> <li>There are properties adjacent to the north and western boundaries;</li> <li>PROW crosses the site;</li> <li>Potential visual impact as site is currently very exposed;</li> <li>Listed building 700m south east;</li> <li>Potential groundwater issues as the site is within source protection zone 3 (total catchment area).</li> </ul>	72	C



**Table 4.1 (continued) Assessment Summaries**

Site ref	Site name	Opportunities	Constraints	Overall score based on weightings	Grade
8	Buildwas Extension	<ul style="list-style-type: none"> <li>• An extension to permitted quarry;</li> <li>• Within Shropshire broad locations for sand and gravel;</li> <li>• Projected to be 4.8 million tonnes of sand over 17ha;</li> <li>• Good proximity to Shrewsbury and Telford markets;</li> <li>• Site is adjacent to the A4169 and could use access for existing quarry;</li> <li>• The site is generally well screened;</li> <li>• Railway junction 250m however accessibility and viability of their use is unknown.</li> </ul>	<ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty is 90m north west;</li> <li>• A number of SSSIs in close proximity including Buildwas river section 550m north west and Tickwood and Benthall SSSI 50m south;</li> <li>• Buildwas abbey listed building and scheduled monument 180m north west;</li> <li>• Ancient woodland is located to the south;</li> <li>• PROW crosses the site;</li> <li>• Sensitive receptors south east of the site.</li> </ul>	83	C
9	Tern Hill Quarry Extension	<ul style="list-style-type: none"> <li>• An extension to permitted quarry;</li> <li>• Existing links to north Shropshire, South Cheshire and Stoke on Trent Markets;</li> <li>• Good access to the strategic road network with potential for direct access on to the A41;</li> <li>• Within Shropshire broad locations for sand and gravel and previous minerals local plan allocation.</li> </ul>	<ul style="list-style-type: none"> <li>• Sensitive receptors adjacent to the site including individual dwellings and a prison;</li> <li>• Listed building within 500m;</li> <li>• Shropshire wildlife site 200m east.</li> </ul>	83	A
10a	Gonsal Extensions North	<ul style="list-style-type: none"> <li>• An extension to permitted quarry;</li> <li>• Within Shropshire broad location of sand and gravel;</li> <li>• Operator interest and appears to be landowner support;</li> <li>• Projected to be 1.8 million tonnes of sand and gravel (in both north and south extension areas) and have detailed geology, full EIA, restoration drawings;</li> <li>• Good proximity to Shrewsbury and key transport routes</li> <li>• Site is adjacent to the A49 and dedicated access is proposed onto the strategic road network to serve the site;</li> <li>• The site is generally well screened;</li> <li>• River and railway adjacent however accessibility and viability of their use is unknown.</li> </ul>	<ul style="list-style-type: none"> <li>• Part of the northern extension would involve the loss of grade 2 agricultural land;</li> <li>• There are properties along the site boundary and the edge of the village of Conover is within 250m to the north east</li> <li>• Conover Hall listed building and school (700m) and Conover registered park and garden (100m) is located east of the site; Conservation Area is 400m east.</li> </ul>	87	B



**Table 4.1 (continued) Assessment Summaries**

Site ref	Site name	Opportunities	Constraints	Overall score based on weightings	Grade
10b	Gonsal Extensions South	<ul style="list-style-type: none"> <li>• An extension to permitted quarry;</li> <li>• Within Shropshire broad locations for sand and gravel;</li> <li>• Operator interest and appears to be landowner support;</li> <li>• project to be 1.8 million tonnes of sand and gravel (in both north and south extension areas) and have detailed geology ,full EIA, restoration drawings;</li> <li>• Good proximity to Shrewsbury and key transport routes;</li> <li>• Site is 600m from the A49 and dedicated access is proposed onto the strategic road network to the north of the whole quarry site;</li> <li>• The site is generally well screened;</li> <li>• River and railway adjacent however accessibility and viability of their use is unknown.</li> </ul>	<ul style="list-style-type: none"> <li>• There are properties adjacent to the site boundary;</li> <li>• Condoover Hall registered park and garden is located north east of the site.</li> </ul>	91	A
11	Bridgwalton Quarry	<ul style="list-style-type: none"> <li>• An extension to permitted quarry;</li> <li>• Within Shropshire broad locations for sand and gravel;</li> <li>• Operator interest and appears to be landowner support;</li> <li>• Borehole investigations undertaken although information regarding potential reserve not provided but considered 'substantial' by operator;</li> <li>• Good proximity to Bridgnorth;</li> <li>• Restoration plan in place ;</li> <li>• Improvements to access are expected as a requirement of existing permissions.</li> </ul>	<ul style="list-style-type: none"> <li>• Narrow roads currently used for access with strategic road network 1.7km to the north;</li> <li>• Uncertainty surrounding the working – S106 of existing permissions still to be finalised;</li> <li>• Sensitive receptors (property and farm) within the site;</li> <li>• Biodiversity sites nearby – Devils Hole SSSI 900m west and local wildlife site 500m south west;</li> <li>• PROW crosses the site.</li> </ul>	77	B



**Table 4.1 (continued) Assessment Summaries**

Site ref	Site name	Opportunities	Constraints	Overall score based on weightings	Grade
12	Colemere Woods	<ul style="list-style-type: none"> <li>• Good proximity to the strategic road network - adjacent to the A528 – access likely to be acceptable directly onto SRN;</li> <li>• Within Shropshire's locations for sand and gravel.</li> </ul>	<ul style="list-style-type: none"> <li>• Proximity of sensitive receptors - cottages and farm buildings within and adjacent to the site;</li> <li>• Biodiversity sites in close proximity – Midland Meres and Mosses Ramsar 50m east and therefore potentially in the prevailing wind, Sweat Mere and Cross Mere SSSI 50m and local wildlife site immediately south east;</li> <li>• Potential visual impact due to site being quite exposed;</li> <li>• No known operator interest;</li> <li>• Distance to key transport routes is over 10km;</li> <li>• Potential for cumulative impact due to close proximity of Wood Lane quarry and proposed extensions.</li> </ul>	75	C
13	Land West of Tetchill	<ul style="list-style-type: none"> <li>• Within Shropshire's broad locations for sand and gravel.</li> </ul>	<ul style="list-style-type: none"> <li>• The number of sensitive receptors in close proximity and in the prevailing wind – settlement of Tetchill is east of the site with properties adjacent to the site boundary;</li> <li>• Listed buildings border the site;</li> <li>• Potential visual impact for settlement of Tetchill;</li> <li>• No known operator interest;</li> <li>• Difficult to currently access – narrow country lanes;</li> <li>• Majority of the site within flood zone 3;</li> <li>• Canal along western and northern boundaries and therefore site is partially allocated for Canalside development under saved local plan policies;</li> <li>• PROW runs through the site.</li> </ul>	69	C



**Table 4.1 (continued) Assessment Summaries**

Site ref	Site name	Opportunities	Constraints	Overall score based on weightings	Grade
14	Land at Newnes	<ul style="list-style-type: none"> <li>• Good proximity to the strategic road network - adjacent to the A495 – access likely to be acceptable directly onto A495;</li> <li>• Within Shropshire’s broad locations for sand and gravel.</li> </ul>	<ul style="list-style-type: none"> <li>• The number of sensitive receptors in close proximity and in the prevailing wind - properties and farms adjacent to the site boundary and school and properties in town of Ellesmere north east and therefore in the prevailing wind;</li> <li>• Listed buildings border the site and there is a Conservation Area 600m north east;</li> <li>• Potential visual impact due to site being very exposed;</li> <li>• No known operator interest;</li> <li>• Heavy Goods Vehicles (HGVs) would pass through town of Ellesmere if travelling east;</li> <li>• Majority of the site within flood zone 3.</li> </ul>	69	C
15	Land North of Elson	<ul style="list-style-type: none"> <li>• Good proximity to the strategic road network - adjacent to the A528 – access may be able to be located directly onto the A528;</li> <li>• Links to the north west.</li> </ul>	<ul style="list-style-type: none"> <li>• Outside Shropshire broad locations for sand and gravel– no detailed investigation to prove reserves provided;</li> <li>• Sensitive receptors - properties and farms - within the site boundary;</li> <li>• Small settlement of Cross within 250m and listed buildings within 500m;</li> <li>• No known operator interest</li> <li>• HGVs would pass through town of Ellesmere if travelling south.</li> </ul>	76	C
16	Haughton Farm	<ul style="list-style-type: none"> <li>• Within Shropshire broad locations for sand and gravel.</li> </ul>	<ul style="list-style-type: none"> <li>• Local planning policy constraint - site is within an Area of Environmental interest covered by saved policy L2 from North Shropshire District Council Local Plan;</li> <li>• Town of Ellesmere is adjacent to the southwest;</li> <li>• No known operator interest;</li> <li>• Wildlife site borders the southern boundary;</li> <li>• PROW crosses the site;</li> <li>• Listed buildings within 500m;</li> <li>• Routing for access likely to pass through Ellesmere to access SRN;</li> <li>• Distance to markets – over 15km from principal towns and main transport routes.</li> </ul>	62	D



**Table 4.1 (continued) Assessment Summaries**

Site ref	Site name	Opportunities	Constraints	Overall score based on weightings	Grade
17	Land East of Cockshutt	<ul style="list-style-type: none"> <li>• There is operator and landowner interest;</li> <li>• Within Shropshire broad locations for sand and gravel;</li> <li>• Good location to strategic road network, site could have direct access on to A528 50m west.</li> </ul>	<ul style="list-style-type: none"> <li>• Properties within 100m and village of Cockshutt 250m west;</li> <li>• Biodiversity sites in close proximity – Ramsar and SSSI 450m south;</li> <li>• PROW crosses the site;</li> <li>• Scheduled monuments and listed buildings within 500m.</li> <li>• Over 15km from main transport routes</li> </ul>	74	B
18	Land North of English Frankton	<ul style="list-style-type: none"> <li>• There is operator and landowner interest.</li> </ul>	<ul style="list-style-type: none"> <li>• The majority of site is outside Shropshire’s broad locations for sand and gravel – no detailed investigation to prove reserves provided;</li> <li>• The site is difficult to access due to narrow roads with the SRN over 2km and likely routing passing through villages;</li> <li>• Biodiversity sites in close proximity – Ramsar and SSSI 50m south</li> <li>• PROW crosses the site;</li> <li>• Scheduled monuments within 500m;</li> <li>• Over 15km from principal towns and main transport routes.</li> </ul>	62	D

### 4.3 Sites Suitable for Potential Allocation

Sites with a grading of A or B are considered suitable for potential allocation as they are relatively unconstrained or where constraints exist these are likely to be overcome through appropriate mitigation. Each of these sites is detailed in the following section. This includes a description of the site context, key specific planning issues and a plan showing the site boundaries and planning and environmental designations.



## Morville Quarry Extension

**Grid reference:** SO 683 932

**Site size:** 20.76 Hectares

**Assessment score:** 82

**Assessment grade:** B

## Site Context

This site is being promoted by Lafarge Aggregates and is located within south east Shropshire, close to the town of Bridgnorth 4km east. It would be an extension to the east of the existing Morville quarry which is currently being worked and is the subject of a planning application to extend its life. There is the potential therefore to use existing infrastructure such as the current access via a 'C' road 250m onto the A458.

The eastern extension site is currently in agricultural use and located in a rural setting with farms surrounding the site. Phasing of extraction is not specifically known but it is likely that the extension area would be worked following the exhaustion of reserves at the existing quarry. There are no sensitive receptors identified close to the site and in the prevailing wind. It is understood that the operator previously submitted a planning application with Environmental Impact Assessment (EIA) in 2000 and this was refused on the grounds that it was not allocated in the minerals local plan.

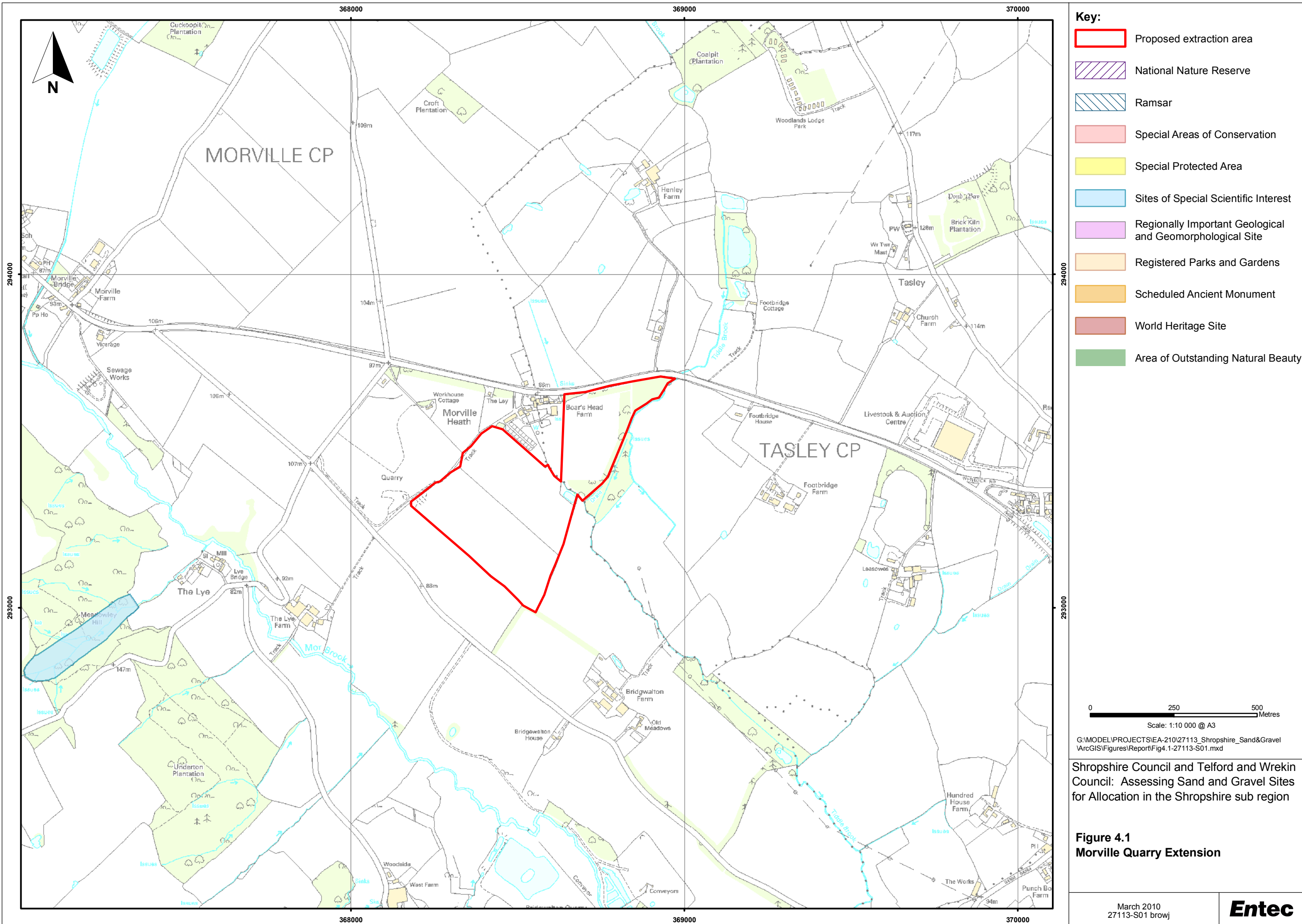
The site is located close to Bridgnorth and can easily access the Telford market. The operator estimates there to be approximately 700,000 tonnes of high quality sand and gravel in the extension area. The operator has also indicated that there could be potential biodiversity benefits upon restoration as with the existing quarry.

## Key Planning Issues

- **Site deliverability** – there is landowner support for the extension. The site is not located within Shropshire's broad locations for sand and gravel although it is adjacent to an existing quarry being worked. Geological evidence to prove the potential reserve would be needed to ensure deliverability;
- **Agricultural land quality** – the site is grade 3 agricultural land. The exact grading would need to be determined e.g. 3a, 3b or 3c and an assessment of the impact of its potential loss included as part of any future planning application;
- **Biodiversity** – the site is located 800m north east of Devil's Hole SSSI. Any planning application would need to consider the potential impacts of working the site upon this designation and incorporate appropriate mitigation where required;
- **Airfield safeguarding** – The extension is partly within an airfield safeguarding zone. The airport operator would need to be consulted with regard to bird strike issues.







## Wood Lane North and South Extensions

**Grid reference:** (north) and SJ 433 317 (south)

**Site size:** 14.05 Hectares (north) 47.88 Hectares (south)

**Assessment score:** 86 (north) 86 (south)

**Assessment grade:** B (north) B (south)

## Site Context

These sites are located within north Shropshire, south of the town of Ellesmere. They are being promoted by the Tudor Griffiths Group and Carter Jonas as agents for the landowner - the Grosvenor Estate. The sites are generally well concealed and have good access to the strategic road network. They are not particularly well located for main transport routes however are likely to serve local markets to the north and within Shropshire.

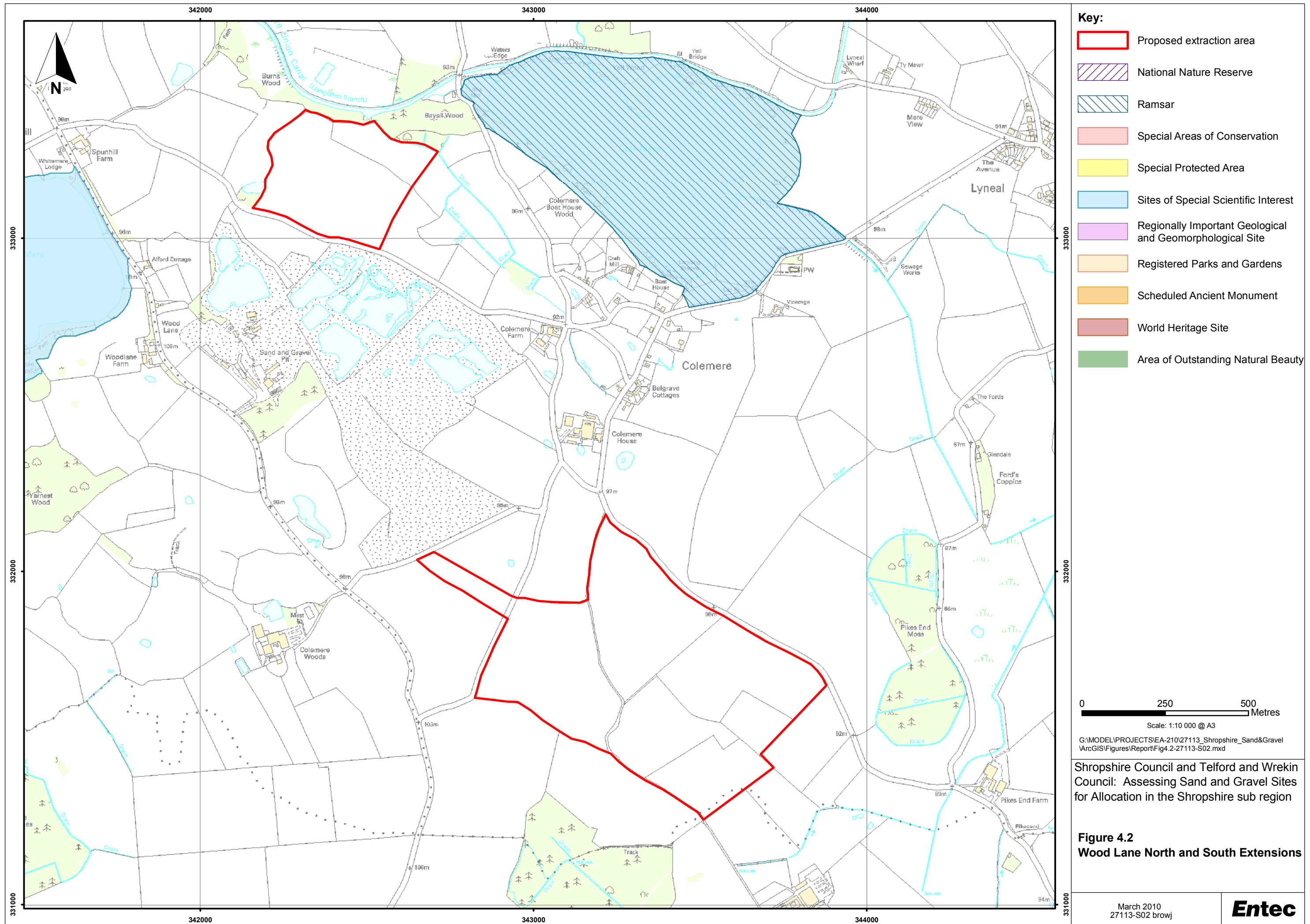
The sites are proposed as extensions to the north and south of the existing Wood Lane quarry which is a permitted reserve currently being worked. The site is within a rural area with surrounding hamlets and farmsteads. Tudor Griffiths Group proposes to provide an underground conveyor for the northern extension to transport mineral under the road to the existing quarry area. This would enable the use of existing infrastructure such as plant and the existing site access.

The mineral operator has carried out geological investigations of the mineral at these sites and found there to be 3 million tonnes of sand and gravel.

## Key Planning Issues

- **Site deliverability** – it is not known when these extensions would be worked and therefore this could be clarified in consultation with the operator. There appears to be landowner support for these sites;
- **Agricultural land quality** – the sites are grade 3 agricultural land. The exact grading would need to be determined e.g. 3a, 3b or 3c and an assessment of the impact of its potential loss included as part of any future planning application;
- **Biodiversity** – Midland Meres and Mosses Ramsar is 230m east and 400m south west of the northern extension and 550m south and 750m north of the southern extension; Cole Mere SSSI is 200m north east of the northern extension; White Mere SSSI is 430m south west of the northern extension; Sweat Mere and Crose Mere SSSI is 550m south of the southern extension; and Shropshire Wildlife Site is adjacent to the south of the northern extension. Any planning applications for the extensions will need to consider the potential impacts of working the sites upon these designations and incorporate appropriate mitigation where required. It is likely that a Habitats Regulation Assessment screening would need to be undertaken;
- **Cultural assets** – there are listed buildings and scheduled monuments in close proximity. Impacts upon their setting would need to be considered as part of any future planning application;
- **Airfield safeguarding** – the sites are within an airfield safeguarding area. The relevant airport operator/s would need to be consulted with regards to bird strike issues.







## Pave Lane – North and South Extensions to Woodcote Wood

**Grid reference:** SJ 763 160 (north) and SJ 770 151 (south)

**Site size:** 46.42 Hectares (north) 17.94 Hectares (south)

**Assessment score:** 82 (north) 85 (south)

**Assessment grade:** B (north) B (south)

### Site Context

These sites are being promoted by CEMEX and the agents DK Symes on behalf of the landowner. They are within a rural area southeast of the village of Chetwynd Aston and north east of Telford. They are located within the borough of Telford and Wrekin.

The sites would be extensions to the permitted site at Woodcote Wood. This is currently a permitted reserve subject to agreeing a Section 106 agreement. However, a significant amount of time has lapsed since the resolution to grant permission.

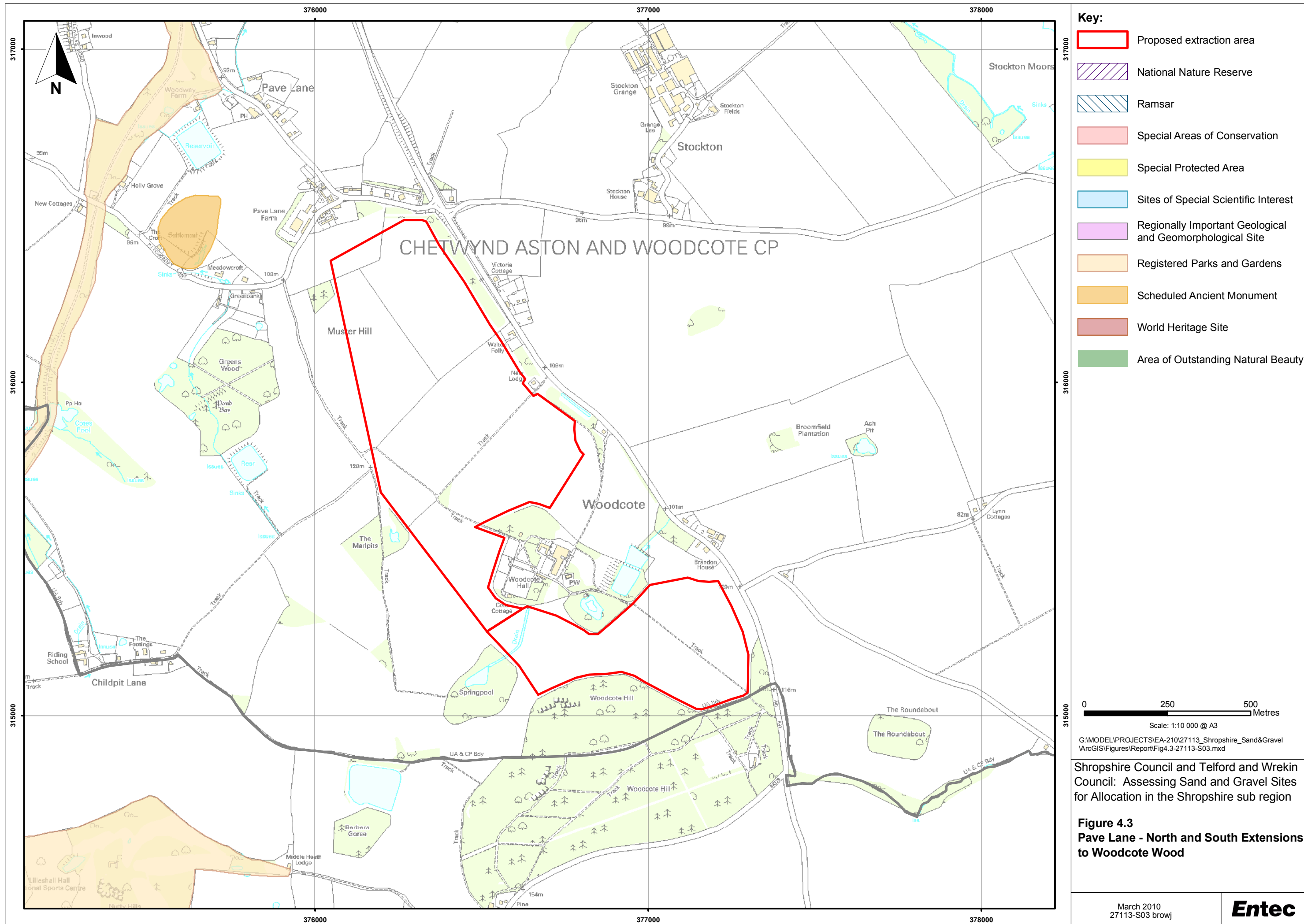
CEMEX has indicated that they are expecting to agree the Section 106 in the first six months of 2010. There are landowner issues regarding the provision of access/highway improvements for this current permission that need to be resolved to complete the S106.

The extensions are expected to have sand and gravel reserves of 1 million tonnes in the south and 6 million tonnes in the north. They have good transport links and access to the Telford Market.

### Key Planning Issues

- **Site deliverability** – need to determine whether the operator is committed to working these reserves and when they would be expected to be worked over the plan period. This is important given the current situation with the adjacent permitted reserve at Woodcote Wood which is dormant. In addition, the extensions would rely on the infrastructure to be put in place by the permitted site;
- **Agricultural land quality** – the extensions are grade 3 agricultural land. The exact grading would need to be determined e.g. 3a, 3b or 3c and an assessment of the impact of its potential loss included as part of any future planning application;
- **Biodiversity** - Midland Meres & Mosses Ramsar Phase 2 is 3.7Km north. Impacts of working these extensions on this designation would need to be determined and appropriate mitigation incorporated where required. It is likely that Habitats Regulation Assessment screening would need to be undertaken;
- **Groundwater resources** - the site lies on a major aquifer and is within a total catchment source protection zone. Impact upon groundwater resources would be required as part of any future planning application;
- **Cultural assets** – there are listed buildings and a registered historic park and garden in close proximity at Lilleshall and Woodcote Hall (a retirement home). Impacts upon their setting would need to be determined as part of any future planning application;
- **Airfield safeguarding** - the sites are within an airfield safeguarding area and therefore the airport operator would need to be consulted with regard to bird strike issues.





- Key:**
- Proposed extraction area
  - National Nature Reserve
  - Ramsar
  - Special Areas of Conservation
  - Special Protected Area
  - Sites of Special Scientific Interest
  - Regionally Important Geological and Geomorphological Site
  - Registered Parks and Gardens
  - Scheduled Ancient Monument
  - World Heritage Site
  - Area of Outstanding Natural Beauty

0 250 500 Metres

Scale: 1:10 000 @ A3  
 G:\MODEL\PROJECTS\IEA-210\27113\_Shropshire\_Sand&Gravel  
 ArcGIS\Figures\Report\Fig4.3-27113-S03.mxd

Shropshire Council and Telford and Wrekin Council: Assessing Sand and Gravel Sites for Allocation in the Shropshire sub region

**Figure 4.3**  
**Pavane Lane - North and South Extensions to Woodcote Wood**

Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. AL100001776

## Tern Hill Quarry Extension

**Grid reference:** SJ 651 304

**Site size:** 5.66 Hectares

**Assessment score:** 83

**Assessment grade:** A

### Site Context

This site is being promoted by CEMEX and is within a rural area close to the settlements of Stoke Heath to the south west and Tern Hill to the north west, within north Shropshire.

The site would be an extension to the existing building sand quarry which is situated to the east of the permitted area. CEMEX is currently working the permitted area which has approximately 3-4 years of reserves left at current rates of production. The extension would be worked following this. The level of sand reserves in the extension area has not been specified.

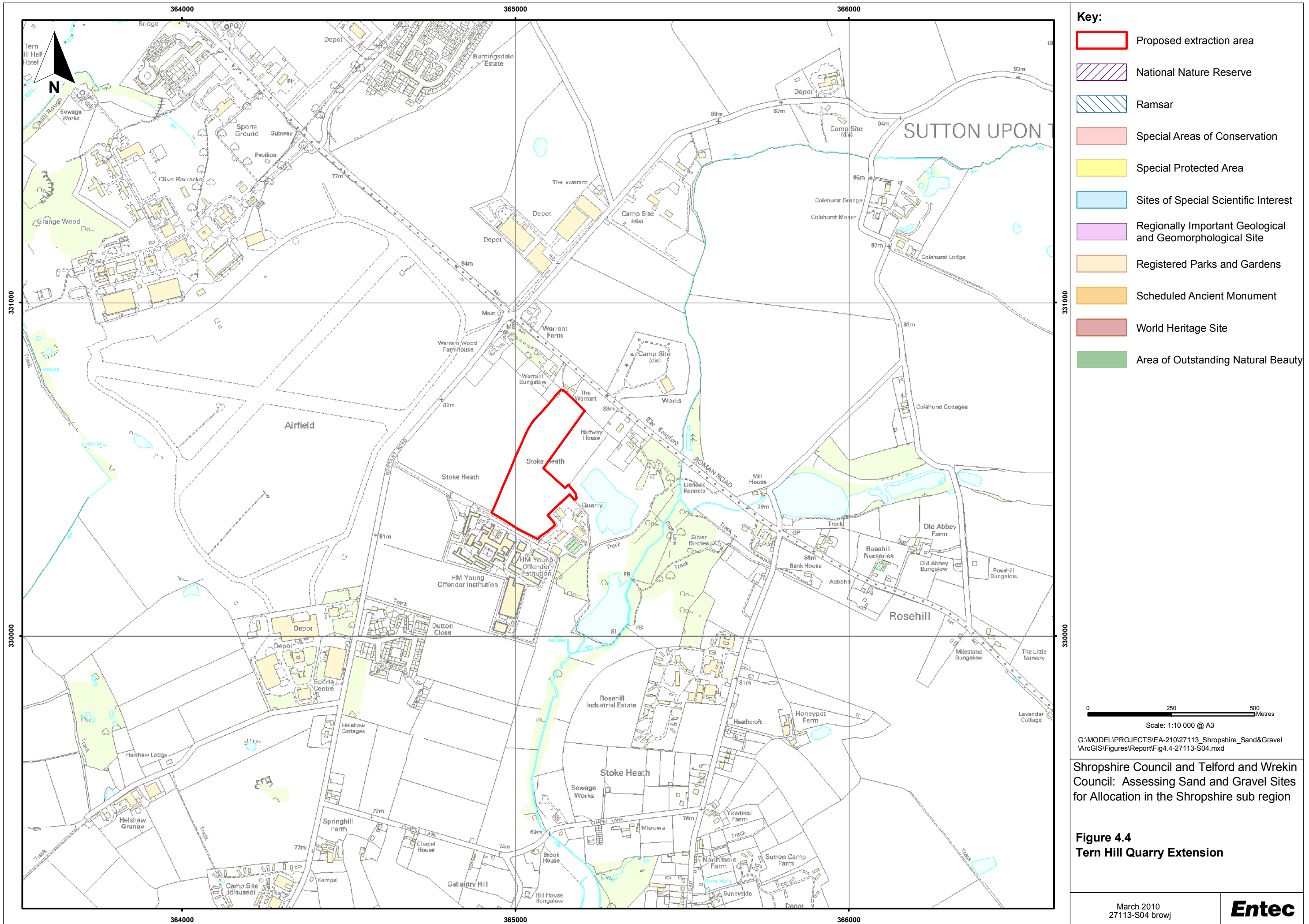
The site has existing links to north Shropshire and access for the existing site onto the A41 would be retained for the extension area.

### Key Planning Issues

- **Site deliverability** – landowner support for the extension and the level of reserves of building sand at the site is unknown. Consultation with the operator and landowner could determine these uncertainties;
- **Agricultural land quality** – the site is grade 3 agricultural land. The exact grading would need to be determined e.g. 3a, 3b or 3c and an assessment of the impact of its potential loss included as part of any future planning application;
- **Biodiversity** – the site is located 200m west of a Shropshire Wildlife site. Any planning application will need to consider the potential impacts of working the site upon the wildlife site and incorporate appropriate mitigation where required;
- **Groundwater resources** - the site lies on a major aquifer. Impact upon groundwater resources would be required as part of any future planning application;
- **Local Amenity** – there are properties adjacent to the site including residential dwellings and a prison. The impact upon these receptors would need to be determined and any mitigation incorporated as part of any future planning application;
- **Cultural assets** – there is a listed building in close proximity. Impacts upon setting would need to be considered as part of any future planning application;
- **Airfield safeguarding** – Tern Hill airfield is west of the site. The airport operator would need to be consulted with regard to bird strike issues.









## Gonsal – North and South extensions

**Grid reference:** SJ 485 055 (north) and SJ 484 041 (south)

**Site size:** 34.48 Hectares (north) 9.98 Hectares (south)

**Assessment score:** 87 (north) 91(south)

**Assessment grade:** B (north) A (south)

## Site Context

These sites are being promoted by Salop Sand and Gravel. They are located south of Shrewsbury and would be extensions to the north and south of the existing quarry which is currently being worked.

The sites are located within a rural area and are currently agricultural land. Salop Sand and Gravel propose to phase the extensions with part of the north and south being worked first and then areas to the north east and further south being worked thereafter. They have stated that an application for this first phase of extraction, with access to the A49 in the north west, is to be submitted shortly.

The operator has estimated there to be 1.8 million tonnes of sand and gravel (in both north and south extension areas) and this has been determined by detailed geological investigations. The site is well located to Shrewsbury and key transport routes and is generally well screened.

The southern extension area appears to be less constrained than the northern area as it is further from sensitive receptors such as dwellings and cultural heritage assets.

## Key Planning Issues

**Site deliverability** – landowner support for the extension is unknown. Consultation with the landowner to determine this could be undertaken;

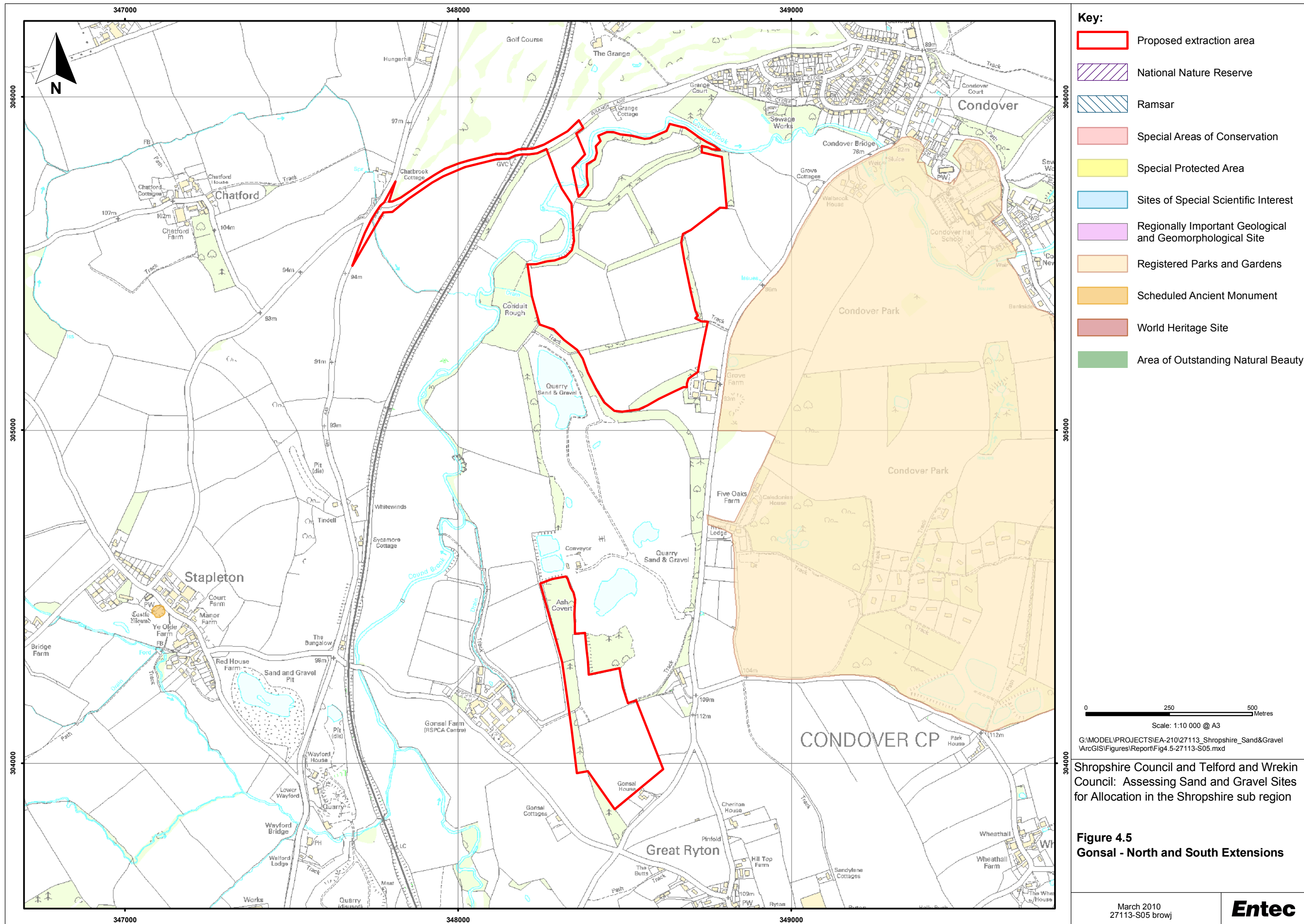
**Agricultural land quality** – part of the northern extension is grade 2 and the remaining areas are grade 3 agricultural land. The exact grading would need to be determined e.g. 3a, 3b or 3c and an assessment of the impact of its potential loss included as part of any future planning application;

**Biodiversity** - Midland Meres & Mosses – Phase 1 Ramsar and Bomere, Shomere & Betton Pools SSSI are just over 2km north and north east. Impacts of working these extensions on these designations would need to be considered and appropriate mitigation incorporated if required. It is likely that Habitats Regulation Assessment screening would need to be undertaken;

**Local Amenity** – there are properties along the site boundary and the edge of the village of Condover is within 250m to the north east of the northern extension area. These properties are likely to be in the prevailing wind. The impact upon these receptors would need to be determined and mitigation incorporated as part of any future planning application;

**Cultural assets** – there are listed buildings, a registered historic park and garden and a Conservation Area in close proximity at Condover. Impacts upon their setting would need to be considered as part of any future planning application.





## Bridgwalton Quarry Extension

**Grid reference:** SO 685 925

**Site size:** 15.63 Hectares

**Assessment score:** 77

**Assessment grade:** B

## Site Context

This site is being promoted by Salop Sand and Gravel. It is located within south east Shropshire and would be an extension to Bridgwalton quarry. This quarry is a permitted reserve and there have been recent permissions at the site (2008). However these permissions are subject to agreeing Section 106 agreements. The site is within a rural area surrounded by hamlets and farmsteads and the site is currently in agricultural use.

The operator has undertaken borehole investigations of the proposed extension area, although information regarding potential reserves has not been provided. The operator states that there are 'substantial' reserves. The site is well located to Bridgnorth and is likely to serve local markets within Shropshire.

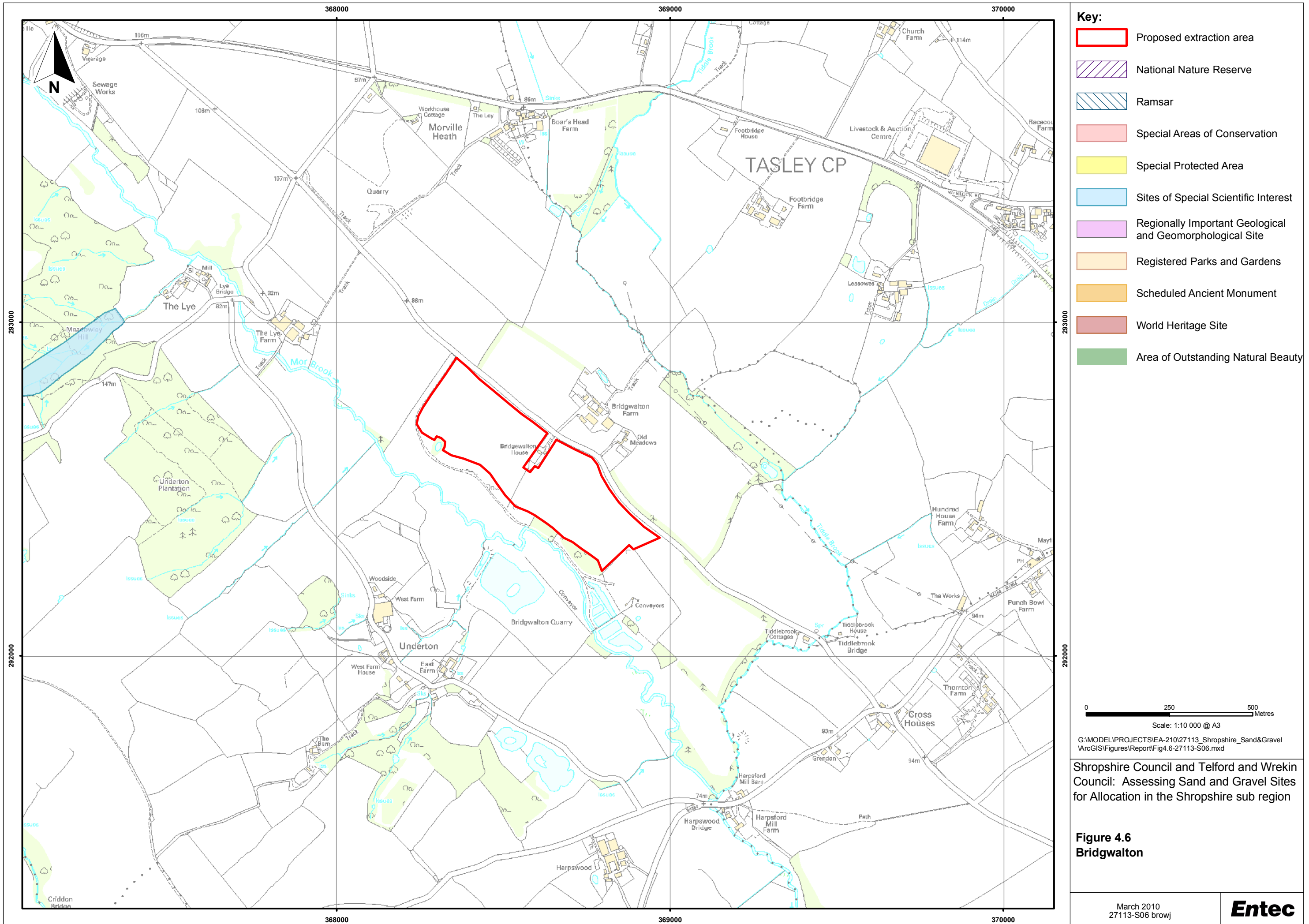
Restoration plans for this part of the site have been considered and include agricultural restoration for game rearing and shooting. The site is over 1km from the strategic road network however it is understood that improvements to the access are expected as a requirement of existing permissions.

## Key Planning Issues

- **Site deliverability** – the existing permissions are still to finalise section 106 agreements which are understood to include access improvements. In addition, landowner support for the extension and the level of reserves has not been specified. Consultation with the operator and landowner could determine this;
- **Agricultural land quality** – the site is grade 3 agricultural land. The exact grading would need to be determined e.g. 3a, 3b or 3c and an assessment of the impact of its potential loss included as part of any future planning application;
- **Biodiversity** – Devils Hole SSSI is 900m to the west and Shropshire wildlife site 500m to the south west. Any planning application will need to consider the potential impacts of working the site upon these sites and incorporate appropriate mitigation where required;
- **Local Amenity** – there are properties within the site and a Public Right of Way (PROW) which crosses the site. The impact upon these receptors would need to be determined and any mitigation incorporated including possible diversions for the PROW as part of any future planning application;
- **Cultural assets** – there are listed buildings in close proximity. Impacts upon their setting would need to be considered as part of any future planning application;
- **Airfield safeguarding** – the site is within an airfield safeguarding area. The relevant airport operator/s would need to be consulted with regard to bird strike issues.







- Key:**
- Proposed extraction area
  - National Nature Reserve
  - Ramsar
  - Special Areas of Conservation
  - Special Protected Area
  - Sites of Special Scientific Interest
  - Regionally Important Geological and Geomorphological Site
  - Registered Parks and Gardens
  - Scheduled Ancient Monument
  - World Heritage Site
  - Area of Outstanding Natural Beauty

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Shropshire Council and Telford and Wrekin Council: Assessing Sand and Gravel Sites for Allocation in the Shropshire sub region

**Figure 4.6**  
**Bridgwalton**

March 2010  
27113-S06.browj

**Entec**

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## Land East of Cockshutt

**Grid reference:** SJ 445 289

**Site size:** 155.66 Hectares

**Assessment score:** 74

**Assessment grade:** B

## Site Context

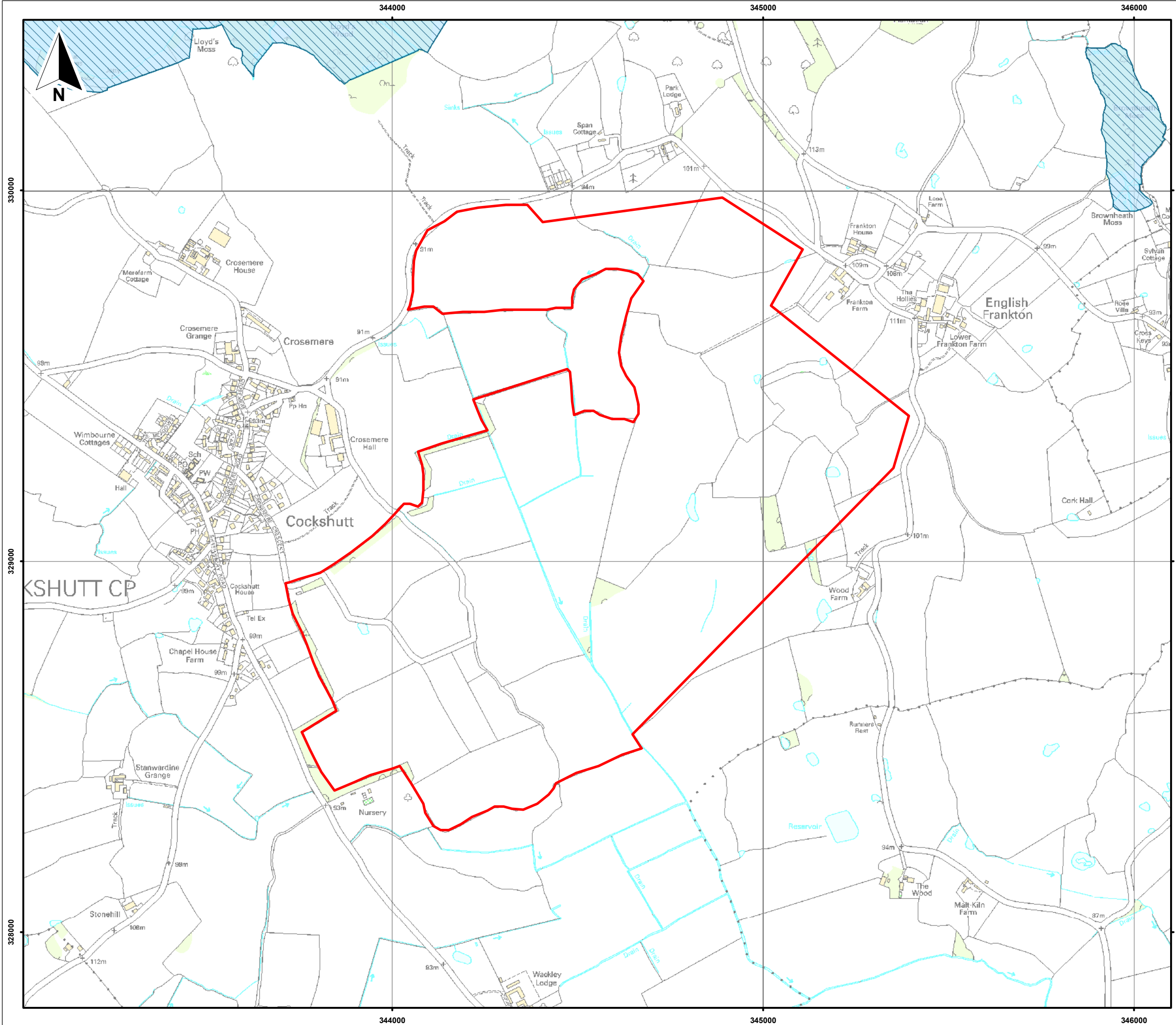
This site is being promoted by Tudor Griffiths Group and is located within north Shropshire, east of the village of Cockshutt. It is currently agricultural land with no previous mineral extraction on the site or close by.

The operator has not yet undertaken any detailed investigation of potential reserves however the site is within Shropshire's broad areas for minerals. The site boundary provided by the operator shows the site covering a large area which could be further refined to potentially mitigate impacts upon sensitive receptors. The site is well located to the strategic road network and could have direct access onto the A528 west. It is approximately 15km from Shrewsbury located to the south and 18km from Oswestry located west of the site.

## Key Planning Issues

- **Site deliverability** – there is landowner and operator support for this site however investigations regarding the level of potential sand and gravel reserves do not appear to have been undertaken and reserves are not specified. In addition there is no information regarding when the site would be worked and if the whole area is to be worked, given its large size this is unlikely. These issues would need to be discussed and confirmed to ensure deliverability. In addition the operator is also pursuing extensions at its existing quarry in Wood Lane and therefore it is unlikely this will be worked if the Wood Lane extensions are progressed.
- **Agricultural land quality** – part of the site is grade 3 agricultural land. The exact grading would need to be determined e.g. 3a, 3b or 3c and an assessment of the impact of its potential loss included as part of any future planning application. This could be mitigated by reducing the size of the site avoiding the grade 3 land;
- **Biodiversity** –. Midland and Meres Phase 2 Ramsar site is located 450m northwest and 700m east. In addition Sweat Mere and Crose Mere SSSI is located 450 northwest and Brownheath Moss SSSI 700m east. Any planning application will need to consider the potential impacts of working the site upon these receptors and incorporate appropriate mitigation where required;
- **Local Amenity** – the village of Cockshutt is within 250m of the western site boundary and properties are within 100m of the northern boundary. A Public Right of Way (PROW) also crosses the site. The impact upon these receptors would need to be determined and any mitigation incorporated including possible diversions for the PROW as part of any future planning application;
- **Cultural assets** – there are listed buildings in close proximity. Impacts upon their setting would need to be considered as part of any future planning application;
- **Airfield safeguarding** – the site is within an airfield safeguarding area. The relevant airport operator/s would need to be consulted with regard to bird strike issues.





- Key:**
- Proposed extraction area
  - National Nature Reserve
  - Ramsar
  - Special Areas of Conservation
  - Special Protected Area
  - Sites of Special Scientific Interest
  - Regionally Important Geological and Geomorphological Site
  - Registered Parks and Gardens
  - Scheduled Ancient Monument
  - World Heritage Site
  - Area of Outstanding Natural Beauty

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Shropshire Council and Telford and Wrekin Council: Assessing Sand and Gravel Sites for Allocation in the Shropshire sub region

**Figure 4.7**  
**Land East of Cockshutt**

March 2010  
27113-S07 browj



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## 4.4 Sites recommended to meet the Sub Regional Apportionment

The sites identified in section 4.3 are considered potentially suitable to be allocated for sand and gravel extraction, however, not all of the sites will be required to maintain the landbank to meet the sub regional apportionment for Shropshire and Telford and Wrekin. As discussed in section 1, average sales of sand and gravel in the sub-region over the last five years have amounted to some 0.8mtpa compared to a current sub-regional apportionment of 0.82 mtpa and local evidence suggests the landbank is approximately 20 years. There are, however, local issues relating to the working of these planning commitments which may mean the Council needs to allocate further sites which will help to maintain the landbank to meet the sub regional apportionment. In addition, revisions to the sub-regional apportionment targets may require Shropshire to increase production to make a larger contribution to meeting cross boundary needs. The final part of the assessment therefore looks at two issues:

- The identification of the most preferred sites from the planning and environmental assessment work completed to date;
- Consideration of likely market opportunities to identify sites that would primarily sustain local production levels within Shropshire and Telford and Wrekin, and sites that could provide sand and gravel supplies to help meet the needs of markets in the wider region.

The preference of sites as a result of the planning and environmental assessment work is shown in Table 4.2. The tonnage provided by the most preferred sites would be at least 1.8 million tonnes of sand and gravel with also building sand supplied (tonnage at Tern Hill not specified). These sites are extensions to existing quarries with few planning constraints. The preferred sites consist of extensions to existing operations but which have constraints. The least preferred sites include Land East of Cockshutt which is a greenfield site close to a village and international biodiversity designation but has the potential for access onto the strategic road network and the area of the site could be refined to mitigate potential impacts upon sensitive receptors; and then the Pave Lane extensions to Woodcote Wood which, although relatively unconstrained in terms of environmental constraints, have potential issues of deliverability during the plan period as a result of the existing permitted site at Woodcote Wood has yet to be worked.





**Table 4.2 Site preference with regard to planning and environmental assessment outcomes**

Sites	Estimated reserve	Justification
<b>Most preferred</b>		
Tern Hill extension	Building sand reserves – tonnage not specified	This site is located within north east Shropshire and would be an extension to an existing building sand quarry. The site is relatively unconstrained in relation to planning issues and has existing and good transport links. The site has operator support and is expected to be worked in 4 years time when the existing permitted reserve is exhausted.
Gonsal - north and south extensions	1.8 million tonnes of sand and gravel	These sites are located south of Shrewsbury and would be extensions to an existing quarry. The southern extension area appears to be less constrained in terms of potential planning issues than the northern area as the northern area is closer to the village of Condover and is partly grade 2 agricultural land. The sites have potential access onto the A49 adjacent.
<b>Preferred</b>		
Wood Lane – north and south extensions	3 million tonnes of sand and gravel	These sites are located within north Shropshire south of Ellesmere and would be extensions to the north and south of the existing Wood Lane quarry which is a permitted reserve currently being worked. They both have good access to the strategic road network. The sites are however within close proximity of an internationally designated biodiversity site.
Bridgwalton Quarry extension	Sand and gravel reserves – tonnage not specified	This site is located within south east Shropshire and would be an extension to an existing quarry. There is operator support for working the site with recent applications for other extensions permitted subject to Section 106. The site is well located to the town of Bridgnorth and is close to key transport links. The site is however over 1km to the strategic road network although it is understood that improvements to the access are to be made as part of the other permissions.
Morville Quarry extension	700,000 tonnes of sand and gravel	This site is located within south east Shropshire and would be an extension to an existing quarry. It has operator support and is relatively unconstrained with regards to planning issues having good access however it has a previous planning refusal on the site and is outside Shropshire's broad locations for minerals.
<b>Least Preferred</b>		
Pave Lane – north and south extensions	6 million tonnes north 1 million tonnes south	These sites are located north east of Telford and would be extensions to the permitted site at Woodcote Wood. There is operator support for the site however the existing permitted site, approved many years ago, has not yet been worked and therefore there is an issue regarding deliverability and potential for cumulative impacts. The operator has indicated that the outstanding Section 106 agreement for the permitted site is to be agreed in 2010. The sites are relatively unconstrained in relation to planning issues although there are listed buildings, one of which is a retirement home, close to the sites. The sites have good transport links to Telford.
Land East of Cockshutt	Sand and gravel reserves – tonnage not specified	This site is greenfield land located within north Shropshire approximately 15km north of Shrewsbury and 7km south of Ellesmere. The site has the potential for direct access onto the strategic road network, is within the Shropshire broad locations for minerals and there is operator and landowner support. The site is however in close proximity to the village of Cockshutt 250m west and within 500m of an international biodiversity site but covers a large area which could include buffers for sensitive receptors.

Based on the potential market opportunities for each site, Table 4.3 identifies those sites that could potentially help sustain continuity within the local aggregates market; and those that could provide supplies to meet any regional requirement to increase output and potentially serve markets in the wider region.



**Table 4.3 Site preference with regard to sustaining local supply within Shropshire and Telford and Wrekin**

Site	Justification
<b>Preferred sites for sustaining local supply</b>	
Tern Hill extension	This site would be an extension to an existing building sand quarry which currently serves the local market.
Bridgwalton Quarry extension	This site would be an extension to an existing quarry which is well located for the town of Bridgnorth and already serves the local market.
Gonsal north and south extensions	These would be extensions to an existing quarry located south of Shrewsbury with access to the A49. The existing quarry currently serves the local market and although the operator is planning to extend north and south in two phases, it is unlikely that both extensions will be required simultaneously and the operator has indicated that they would wish to extend in phases. The southern extension is the preferred extension as it is least constrained in terms of planning issues.
Wood Lane north and south extensions	These would be extensions to an existing quarry and could provide additional local supplies within central and north Shropshire. It is unlikely that both extensions will be required simultaneously and the operator has indicated that they would wish to extend in phases. The southern extension is the preferred extension as it is least constrained in terms of planning issues.
<b>Reserve sites if an increase in supply is required</b>	
Morville Quarry extension	This site is an extension to an existing quarry located within south east Shropshire. Its location and good transport links mean it can potentially access markets to the east within the West Midlands.
Pave Lane – north and south extensions	These sites would be extensions to the permitted site at Woodcote Wood which is not yet operational. The extensions are likely to serve the Telford market but could also provide supplies to markets east of Shropshire due to their good transport links and proximity to the West Midlands.

For Land East of Cockshutt, this site is located within north Shropshire and is likely to provide supplies to the local market. Sand and gravel extraction here would require new infrastructure as it is greenfield land and not currently in minerals use. As a result the interested operator is more likely to extend the existing site it has at Wood Lane, however this site may be required as an alternative to these extensions if these were not progressed.

Allocations based on the planning and environmental assessment and an analysis of market opportunities will depend on further work required to establish each site’s deliverability. This includes understanding the site availability; when it is likely to be worked in relation to the plan period; and evidence to confirm the potential amount and quality of the sand and gravel reserve at the site. With regard to the extension options at Wood Lane, Gonsal, and the extensions to Woodcote Wood at Pave Lane, it is considered that further work to establish the potential cumulative impacts and deliverability of working both extensions will be needed and this will also need to be considered with regards to any existing operations on the sites.



## 5. Conclusions and Recommendations

### 5.1 Summary of Assessment of Sites

The assessment has shown that the sites put forward for assessment as potential sites for sand and gravel have various opportunities and constraints. These are summarised in Table 4.1. None of the sites assessed were found to be within 1km of an Air Quality Management Area or comprise grade 1 agricultural land. All the sites except Buildwas Quarry were over 2km from the Area of Outstanding Natural Beauty.

It is considered that subject to detailed consideration and consultation the following sites would be suitable for potential allocation based on the outcomes of the planning and environmental assessment work.

#### **Most preferred**

- Tern Hill Extension;
- Gonsal - north and south extensions.

#### **Preferred**

- Wood Lane – north and south extensions;
- Bridgwalton Quarry extension;
- Morville Quarry extension.

#### **Least Preferred**

- Pave Lane – north and south extensions;
- Land East of Cockshutt.

In addition, as a result of the uncertainty surrounding the revised sub regional apportionment, sites have been considered based on their likely market opportunities and categorised according to sites that could potentially help sustain continuity within the local aggregates market; and sites that could provide supplies to meet any regional requirement to increase output and potentially serve markets in the wider region. This has included distinguishing between the extensions options at relevant sites.

#### **Preferred sites for sustaining local supply**

- Tern Hill extension;
- Bridgwalton Quarry extension;



- Gonsal north and south extensions;
- Wood Lane north and south extensions to Land east of Cockshutt (if Wood Lane extensions are not progressed).

#### **Reserve sites if an increase in supply is required**

- Morville Quarry extension;
- Pave Lane – north and south extensions.

## 5.2 Limitations of the Assessment

It should be noted that the assessment has had a number of limitations which will need to be considered further if these sites are to be allocated for sand and gravel extraction. This has included the differing levels of information received from mineral operators, landowners and agents relating to the sites they submitted. Entec followed up submissions lacking key information; however detailed information was not received for all sites.

The assessment was undertaken by Entec's mineral planners and so further technical input is likely to be needed from specialists, for example ecologists, landscape architects and highway engineers. Although sites were visited, this did not include a site walkover and visits were used to verify desk based information already gathered. The assessment has relied on desk based information gathered from a variety of sources and accuracy of data has been assumed.

## 5.3 Recommendations

The results of the sand and gravel site assessment can assist the Councils in the process of allocating sites for minerals development in Local Development Documents. The sites identified for potential allocation have been assessed based on their performance against key planning, environmental and sustainability objectives using readily available desk based information and initial site visits.

In accordance with PPS12 and MPS1, the Councils, in identifying sites for sand and gravel extraction, must ensure they are options which are robust and deliverable. Therefore planning and deliverability issues for minerals development at each site are important considerations and require further consideration.

Based on the findings of the detailed site assessments the following recommendations should be considered to ensure the options for sites are deliverable and robust:

- 6 sites identified as suitable for potential allocation for sand and gravel extraction are within airfield safeguarding zones. It is therefore recommended that the Council undertakes consultation with airport operators regarding the potential impacts of the proposed sites upon their airfields in relation to birdstrike;



- Further consultation with landowners and potential site operators should be undertaken to discuss the amount and type of reserves potentially to be extracted, the robustness of this information, the potential for minerals development to come forward on potential sites during the plan period and their aspirations for restoration of the sites;
- Site feasibility assessments could be undertaken for each site which the Councils wish to take forward. This could include a:
  - Comprehensive highways assessment;
  - Landscape and visual assessment;
  - Cultural heritage assessment including a historic environment records search;
  - Phase I ecology survey and Habitats Regulations Assessment screening;
  - Agricultural land quality assessment;
  - Cumulative impact assessment of pursuing a number of extensions at one site and/or with existing site operations if relevant.
- Consultation is undertaken with key stakeholders to determine any issues arising from potential allocation.



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## Appendix A Site Assessment Matrices





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## Appendix A

**Site name: Morville Quarry (Eastern Extension Area)**

**Grid Reference: SO 683 932**

**Site submitted by: Lafarge Aggregates**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	3	Extension to Morville Quarry which appears to have been worked although understood to be subject to an application to extend its life.
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Grade 3 agricultural land
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Outside greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	3	Although the site is currently in agricultural use, correspondence from the operator suggests that the site has ability to provide significant benefits to County BAP targets.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Mineral operator proposes site for extraction. Landowner support.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ outside broad areas for minerals	1	Site is not allocated for an incompatible use within existing Local Plan. Not allocated in the minerals local plan. Adjacent site has permission. The site lies outside Shropshire's broad areas for minerals.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A458 adjacent to site's northern boundary
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	3	Access may be acceptable using existing access on adjacent site. However it is noted that an unclassified road is used for a short distance (250m) to access the site from the A458 therefore may require improvements for increased traffic.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Access could be straight onto A458.
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	No alternative transport opportunities



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification					
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	2 farms within 100m of Northern site boundary					
			3. Between 100-250 m of sensitive receptor(s)							
			1. <100 m of sensitive receptor(s)			1 property 150m Northwest				
			5. No dwellings or sensitive uses within 250m			3	Individual dwellings within 250m			
			3. Individual or small group of dwellings/sensitive uses within 250m							
			1. Village or town within 250m of the site							
			<b>Nature Conservation</b>			To avoid any development that would impact on sites of international biodiversity importance	Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	No AQMAs within 1km
								3. Within 1 km of the site boundary		
								1. Within the site		
								3. Site boundary is >5km of designation		
2. Site boundary is within 2km-5km of designation										
1. Site boundary is within 2km of designation										
To avoid development that would impact on sites of national biodiversity importance	Special Areas of Conservation (SACs)	Ramsar	3. Site boundary is >3km of designation	1	Devil's Hole SSSI located c.800m south west of site.					
			2. Site boundary is between 1-3km of designation							
			1. Site boundary is less than 1km of designation							
			3. Sites of Special Scientific Interest (SSSIs)							
National Nature Reserves (NNRs)										



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification		
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	None within 500m		
		Ancient Woodland					
		Regionally Important Geological Sites (RIGS)					
		Sites of importance for nature conservation (SINCs)					
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	Over 2km from site		
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	3	Timbered plateau farmlands character area. Existing quarry adjacent.		
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views			2	Well screened off the A458 by trees. Partial views in places from the south.
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	2	Public right of way borders the western site boundary.		



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites	3. Site boundary is >2 km from designation	2	Listed Buildings and Aldenham Regional Park within 2km
		Scheduled Monuments	2. Site boundary is between 500 m and 2 km of designation		
		Listed Buildings	1. <500m from the site boundary		
		Registered Historic Parks and Gardens			
		Registered / Historic Battlefields			
	To prevent impact of development on sites/areas of local importance	Conservation Areas	3. >1 km from site boundary	3	None within 1km
	Site specific heritage e.g. archaeological finds, cropmarks	2. Within 1Km of the site boundary 1. Within the site			
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1	3	Within Flood Zone 1
			2. Within Flood Zone 2		
			1. Within Flood Zone 3		
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)	3. Not located within SPZ or located within total catchment area	3	Not located within SPZ
			2. Located within SPZ2 (outer zone)		
			1. Located within SPZ1 (inner zone)		
	Aquifers	3. Outside major aquifers 1. Within major aquifer	3	Not located within a major aquifer	
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km)	1	Partly within an airfield safeguarding zone.
			1. Within safeguarding zone		



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand)	3. The amount and type of resources has been proven through site investigations	2	Extension area has been the subject of an application with EIA in 2000. Operator has suggested that there could be 700,000 tonnes of high quality sand and gravel.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
		Estimated reserves (mt)	1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. < 5km of main transport routes	3	A443 5.5Km East
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. < 20 km of Principal Towns	5	Bridgnorth 4Km East Telford 19Km North
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site	3. The site is located within a district of high unemployment when compared with other districts in the County	2	Within Bridgnorth District
		District unemployment rate	2. The site is located within a district of moderate unemployment when compared with other districts in the County		
		<u>High –low</u>	1. The site is located within a district of low unemployment when compared with other districts in the County		
		Telford and Wrekin North Shropshire; Shrewsbury & Atcham; Bridgnorth; South Shropshire; Oswestry.			
<b>Total score</b>				<b>82</b>	

**Notes**

Phasing of extraction is not specifically known but it is likely that the extension area would be worked following the exhaustion of reserves at the existing quarry.

No sensitive receptors identified close to the site and in the prevailing wind. Farms to the north could be affected by dust.

This extension area would increase the mineral working already permitted in this area with the potential for cumulative effects.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained; B. Site has a number of constraints which can be overcome through appropriate mitigation; C. Site has significant constraints; D. Site is unlikely to be suitable for mineral working.	B
<p><b>Commentary</b></p> <p>This site is an extension to an existing quarry located close to Bridgnorth. The site is currently in agricultural use and located in a rural setting with farms surrounding the site. The key opportunities of the site are:</p> <ul style="list-style-type: none"><li>• This would be an extension to an existing quarry and therefore could use existing infrastructure such as access</li><li>• Potential biodiversity benefits upon restoration</li><li>• Adjacent to the A458 and therefore good access to the strategic road network – currently a short distance from the existing quarry</li><li>• Close to Bridgnorth and access to Telford markets</li><li>• Estimated 700,000t of high quality sand and gravel</li></ul> <p>The key constraints identified include:</p> <ul style="list-style-type: none"><li>• 800m north east of Devil's Hole SSSI</li><li>• Partly within an airfield safeguarding zone</li><li>• Not located within Shropshire's broad locations for minerals development but previous application with EIA submitted although this was refused due to the site not being allocated.</li></ul>	



**Site name: Vauxhall Farm, Tong**

**Grid Reference: SJ 787 079**

**Site submitted by: Lafarge Aggregates**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	1	Greenfield site without any infrastructure
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Grade 3 agricultural land
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	1	Site is within greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Site likely to be restored to agriculture due to it being existing agricultural land.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	2	Mineral operator proposes site for extraction. Landowner unknown.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad location for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	1	Not subject to incompatible use as allocated within existing Local Plan. Previously considered in the minerals plan inquiry but rejected due to more suitable alternatives. Previous planning application refused on the site. Only partially within Shropshire broad areas for minerals.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	Eastern site boundary adjacent to A41
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	3	No obvious access at present but potential access from existing roads.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Adjacent to SRN A41 and good links to M54
To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	Rail line 2.5km South	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	Various agricultural buildings to east within 250m Farm 200m to the South 1 public house adjacent to Site's Eastern boundary
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m		
3. Individual or small group of dwellings/sensitive uses within 250m					
1. Village or town within 250m of the site					
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	No AQMA within 1Km
			3. Within 1 km of the site boundary		
			1. Within the site		
			3. Site boundary is >5km of designation		
2. Site boundary is within 2km-5km of designation					
1. Site boundary is within 2km of designation					
<b>Nature Conservation</b>	To avoid development that would impact on sites of national biodiversity importance	Special Areas of Conservation (SACs) Special Protection Areas (SPAs) Ramsar	3. Site boundary is >3Km of designation	3	None within 500m
			2. Site boundary is within 1-3Km of designation		
			1. Site boundary is within 1Km of designation		
			3. Site boundary is >3Km of designation		
<b>Nature Conservation</b>	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs) National Nature Reserves (NNRs)	2. Site boundary is within 1-3Km of designation	3	None within 500m
			1. Site boundary is within 1Km of designation		
			3. Site boundary is >3Km of designation		



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	None within 500m
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	Over 2km from AONB
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	Estate Farmlands – could have moderate sensitivity to change
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	2	Partial views from surrounding roads.
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	2	Public rights of way border the site.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Castle Hill Motte and Bailey Castle Scheduled Monument 200m East Site of Medieval College Scheduled Monument 400m Southeast Weston Park Registered park/garden 800m Northeast Listed buildings border the site
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Site is within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	2  1	Located within SPZ2  Within major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding zone





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	2	Site contains deposit of 1.5million tonnes of concreting sand with some gravel
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	5	M54 1km South – potential for market links outside Shropshire sub region
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Telford 8.5km West
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury & Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	2	Within Bridgnorth
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
<b>Total score</b>				<b>74</b>	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

It is not known when this will be worked.

Regional park likely to be in the prevailing wind and public house along eastern boundary.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained; B. Site has a number of constraints which can be overcome through appropriate mitigation; C. Site has significant constraints; D. Site is unlikely to be suitable for mineral working.	C

### Commentary

This site is currently agricultural land with no previous mineral extraction on the site or close by. The site's key opportunities include:

- Operator interest with an estimated reserve of 1.5 million tonnes of sand and gravel;
- Good links to the strategic road network and markets located adjacent to the A41 with good links to the M54.

The site's key constraints include

- Sensitive receptors adjacent and 250m from the site boundary;
- There are a number of national cultural heritage assets within 500m of the site including scheduled monuments and listed buildings;
- A registered park has been identified 800m north east which would be in the prevailing wind;
- Lies partially outside Shropshire broad locations for minerals;
- Potential ground water issues as the site lies on a major aquifer and is within source protection zone 2 (outer zone);
- Site is within the greenbelt.

In addition, the site is within an airfield safeguarding area and therefore the airport operator would need to be consulted regarding bird strike issues if restoring the land with waste.



**Site name: Holding North of Moreton Corbet**

**Grid Reference: SJ 559 240**

**Site submitted by: Acton Reynald Estate**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	1	Greenfield site with no infrastructure
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site within grade 3
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Outside greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Restored to agriculture and water
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	2	Landowner (Acton Reynald Estate) has submitted site but no evidence of mineral operator interest.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad location for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	2	Not allocated for an incompatible use within existing Local Plan however 50% of site outside the Shropshire broad locations for minerals
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	3	SRN approximately 1.5km south A53 and north A49
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	3	No access to site at present – would use B road with few constraints for 1.5km.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	3	Located on the B5063 with access south through Shawbury (village) onto the A53 or north onto the A49 through Besford.
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	No alternative transport opportunities
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s) 3. Within 100-250 m of sensitive receptor(s) 1. Within 100 m of sensitive receptor(s)	1	2 properties approx 90m South Property 110m North of Site boundary



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification		
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance	Location / proximity to Air Quality Management Areas (AQMAs)	5. No dwellings or sensitive uses within 250m	3	Small group of dwellings within 250m of Southern boundary Individual building within 250m of Northern boundary		
			3. Individual or small group of dwellings/sensitive uses within 250m				
			1. Village or town within 250m of the site				
			5. >1 km of the site boundary			5	No AQMAs within 1km
			3. Within 1 km of the site boundary				
			1. Within the site				
	To avoid development that would impact on sites of national biodiversity importance	Special Areas of Conservation (SACs) Special Protection Areas (SPAs) Ramsar	3. Site boundary is >5km of designation	3	No such designations within 5km		
			2. Site boundary is within 2km-5km of designation				
			1. Site boundary is within 2km of designation				
	To consider the effect of development on identified sites of county / local importance	Sites of Special Scientific Interest (SSSIs) National Nature Reserves (NNRs)	3. Site boundary is >3Km of designation	3	No such designations within 3km		
			2. Site boundary is within 1-3Km of designation				
			1. Site boundary is within 1Km of designation				
To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation	3	No such designations within 500m			
		2. Site boundary is within 500 m of designation					
		1. Within the site					



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	No AONB within 2km
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	Estate Farmlands.
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	2	Viewable from surrounding roads and a few properties
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	2	PROWs within 250m of the site.
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Moreton Corbet Castle Scheduled Monument 300m South Moreton Corbet Castle Scheduled Monument 480m South Listed Buildings





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Eastern section approximately 15% of site lies within Flood Zone 3 majority of site in Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  1	Located outside an SPZ  Within major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding zone for RAF Shawbury – RAF previously objected to site in Minerals local Plan inquiry
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand)  Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations 2. The amount and type of resources has been provided with no indication of how this has been derived  1. The amount and type of resources has not been provided	3	2 geological surveys reveal that 3 million tonnes of sand & gravel are available for extraction.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes 3. 5-10km of main transport routes 1. >10km of main transport routes	1	No main transport routes within 10km
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns 3. 20-30km of Principal Towns 1. >30 km of Principal Towns	5	Shrewsbury 10km South Market Drayton 21km Northeast
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury & Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County 2. The site is located within a district of moderate unemployment when compared with other districts in the County 1. The site is located within a district of low unemployment when compared with other districts in the County	3	Within North Shropshire
<b>Total score</b>				<b>73</b>	

**Notes**

It is not known when this will be worked.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained; B. Site has a number of constraints which can be overcome through appropriate mitigation; C. Site has significant constraints; D. Site is unlikely to be suitable for mineral working.	C

### Commentary

The site lies to the north of Moreton Corbet and east of the B5063. The site is flat and surrounded by hedges and can be viewed in places from surrounding roads. It is currently land used for agriculture. The site's key opportunities include:

- Known mineral reserves of 3 million tonnes with detailed geological surveys having been undertaken by the landowner;
- Close to Shrewsbury market only 10km to the south.

The site's key constraints include:

- Over 1.5km from the strategic road network and no current access point onto the road network – would use B5063 south and pass through Shawbury to reach strategic road network
- 50% of the site lies outside broad locations for Shropshire minerals;
- Dwellings at Moreton Corbet adjacent to the site boundary and village of Stanton upon Hine Heath 350m;
- Scheduled monuments within 400m.

The site is on a major aquifer however not identified within a source protection zone. It is within an airfield safeguarding zone for RAF Shawbury and therefore the airport operator would need to be consulted again (previously consulted at Mineral Local Plan Inquiry and objected) regarding any plant structures and also bird strike issues if the site was to be restored with waste or to water. Uncertainty around deliverability as a result of no known operator interest.



**Site name: Pave Lane South**

**Grid Reference: SJ 770 151**

**Site submitted by: Cemex/D K Symes**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	2	Extension to Woodcote Wood Quarry which has been granted permission subject to Section 106 agreement and is currently a dormant site. Extension would be linked to dormant site.
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site is on grade 3 agricultural land
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Will be restored to low level agriculture or partially/wholly infilled by quarry waste or imported materials.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Operator proposes site for extraction. Agent for the landowner has submitted the sites also.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad location for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	3	Not allocated for an incompatible use in existing Local Plan. The previous mineral site allocation of Woodcote Wood and existing minerals planning permission is adjacent to the site. This site would not fall within Shropshire's broad locations for minerals as it is within Telford and Wrekin however the site does lie within the British Geological Survey defined sand and gravel mineral resource which is what the broad locations for minerals in Shropshire are based upon.
<b>Accessibility</b>	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A41 50m East
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	5	Site would have direct access onto A41 via the new junction of the A41 with the B4379, a requirement of developing Woodcote Wood quarry itself.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Potential for direct access onto A41
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	No alternative transport opportunities



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	1 property & Woodcote House Hall (retirement home) 100m North
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m		
3. Individual or small group of dwellings/sensitive uses within 250m					
1. Village or town within 250m of the site					
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	No AQMAs within 1km
			3. Within 1 km of the site boundary		
			1. Within the site		
			3. Site boundary is >5km of designation		
2. Site boundary is within 2km-5km of designation					
1. Site boundary is within 2km of designation					
<b>Nature Conservation</b>	To avoid development that would impact on sites of national biodiversity importance	Special Areas of Conservation (SACs)	3. Site boundary is >3Km of designation	3	No such designations within 3km
			2. Site boundary is within 1-3Km of designation		
			1. Site boundary is within 1Km of designation		
			3. Site boundary is >3Km of designation		
<b>Nature Conservation</b>	To avoid development that would impact on sites of national biodiversity importance	Special Protection Areas (SPAs)	3. Site boundary is >3Km of designation	3	No such designations within 3km
			2. Site boundary is within 1-3Km of designation		
			1. Site boundary is within 1Km of designation		
			3. Site boundary is >3Km of designation		
<b>Nature Conservation</b>	To avoid development that would impact on sites of national biodiversity importance	Ramsar	3. Site boundary is >3Km of designation	3	No such designations within 3km
			2. Site boundary is within 1-3Km of designation		
			1. Site boundary is within 1Km of designation		
			3. Site boundary is >3Km of designation		
<b>Nature Conservation</b>	To avoid development that would impact on sites of national biodiversity importance	National Nature Reserves (NNRs)	3. Site boundary is >3Km of designation	3	No such designations within 3km
			2. Site boundary is within 1-3Km of designation		
			1. Site boundary is within 1Km of designation		
			3. Site boundary is >3Km of designation		





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	No such designations within 500m
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	No such designation within 2km
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	3	Telford and Wrekin study in May 2009 suggests low landscape ecological and cultural sensitivity.
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	2	Generally well screened by topography and tree cover along A41 but exposed in places particularly from the east within Staffordshire.
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	2	Within 250 m



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Lilleshall Hall Registered Park/Garden 550m Southwest Listed Buildings within 500 m –Woodcote Hall
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	Conservation area to the north 1.8km - Newport
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  1	Over half of site is within total catchment area  Within major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding area.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	2	Site is thought to contain approx 1 million tonnes of sand and gravel.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	5	A5 4.5Km South
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Telford 10km West
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury & Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	3	Telford and Wrekin
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
<b>Total score</b>				85	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

This site will be worked as an extension to Woodcote Wood.

CEMEX expecting to agree S106 for Woodcote Wood in the first six months of 2010.

Good links to ready mixed concrete infrastructure in Shrewsbury.



## Overall Site Grading

Grading	Grade
<p>A. Site is relatively unconstrained;</p> <p>B. Site has a number of constraints which can be overcome through appropriate mitigation;</p> <p>C. Site has significant constraints;</p> <p>D. Site is unlikely to be suitable for mineral working.</p>	B

### Commentary

This site is located within Telford and Wrekin and would be the southern extension to Woodcote Wood – which is a permitted reserve subject to agreeing Section 106. There has been a significant time lag between resolution to grant permission. Cemex is expecting to agree the Section 106 in the first six months of 2010. There are landowner issues regarding the provision of access/highway improvements for this permission. It appears these might be resolved. The site is within a rural area with surrounding hamlets and farmsteads.

Key opportunities of the site include:

- An extension to permitted quarry;
- Good access to the strategic road network with potential for direct access on to the A41;
- Expected to be 1 million tonnes of sand and gravel;
- Good links to market in Telford and West Midland.

Key constraints of the site include:

- Uncertainty surrounding the working of Woodcote Wood and potential working of the extensions;
- Potential groundwater issues as a result of the site lying on a major aquifer and within total catchment area source protection zone;
- Listed buildings at Lilleshall and Woodcote Hall (which is also a retirement home) and a registered historic park and garden in close proximity.

It should be noted that there is the Midland Meres & Mosses Phase 2 Ramsar 4.2 Km North. The site is within an airfield safeguarding zone and therefore the airport operator would need to be consulted regarding any plant structures and also bird strike issues as a result of restoring the land with waste.



**Site name: Pave Lane North**

**Grid Reference: SJ 763 160**

**Site submitted by: Cemex/D K Symes**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	2	Extension to Woodcote Wood Quarry which has been granted permission subject to Section 106 agreement and is currently a dormant site. Extension would be linked to dormant site.
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site is on grade 3 agricultural land
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Will be restored to low level agriculture or partially/wholly infilled by quarry waste or imported materials.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Operator proposes site for extraction. Agent for the landowner has submitted the sites also.





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	<ol style="list-style-type: none"> <li>3. Existing minerals planning permission and/or where relevant within Shropshire broad location for minerals</li> <li>2. Previous allocation for minerals and/or previous minerals planning permission</li> <li>1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals</li> </ol>	3	Not allocated for an incompatible use in existing Local Plan. The previous mineral site allocation of Woodcote Wood and existing minerals planning permission is adjacent to the site. Site lies within BGS sand and gravel mineral resource.
<b>Accessibility</b>	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	<ol style="list-style-type: none"> <li>5. &lt;500 m from SRN</li> <li>3. &gt;500 m - &lt;2 km from SRN</li> <li>1. &gt;2 km to SRN</li> </ol>	5	A41 50m east
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	<ol style="list-style-type: none"> <li>5. Likely to be acceptable access</li> <li>3. Likely to be acceptable access with mitigation</li> <li>1. Likely to be difficult to access</li> </ol>	5	Likely access direct onto A41 would have to be constructed.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	<ol style="list-style-type: none"> <li>5. Likely routing avoids settlements to use SRN</li> <li>3. Likely routing passes through small settlements to use SRN</li> <li>1. Likely routing passes through large settlements to use SRN</li> </ol>	5	Potential for direct access onto A41
<b>Amenity</b>	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	<ol style="list-style-type: none"> <li>3. Adjacent to alternative form of transport</li> <li>2. Within 1 km of alternative form of transport</li> <li>1. No alternative transport opportunities</li> </ol>	1	No alternative transport opportunities
	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>• Noise</li> <li>• Air quality/ dust</li> <li>• Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	<ol style="list-style-type: none"> <li>5. &gt;250m of sensitive receptor(s)</li> <li>3. Within 100-250 m of sensitive receptor(s)</li> <li>1. Within 100 m of sensitive receptor(s)</li> </ol>	1	1 property and Woodcote House Hall (retirement home) 90m South 1 farm and 7 properties & 1 pub 100m North (approx)



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Location / proximity to Air Quality Management Areas (AQMAs)	5. No dwellings or sensitive uses within 250m	3	Individual buildings within 250m
			3. Individual or small group of dwellings/sensitive uses within 250m		
			1. Village or town within 250m of the site		
			5. >1 km of the site boundary		
			3. Within 1 km of the site boundary		
			1. Within the site		
	To avoid development that would impact on sites of national biodiversity importance	Special Areas of Conservation (SACs) Special Protection Areas (SPAs) Ramsar	3. Site boundary is >5km of designation	2	Midland Meres & Mosses Phase 2 Ramsar 3.7Km North
			2. Site boundary is within 2km-5km of designation		
			1. Site boundary is within 2km of designation		
	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs) National Nature Reserves (NNRs)	3. Site boundary is >3Km of designation	3	No such designations within 3km
			2. Site boundary is within 1-3Km of designation		
			1. Site boundary is within 1Km of designation		
To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation	2	Ancient replanted woodland 70m west	
		2. Site boundary is within 500 m of designation			
		1. Within the site			



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	No such designation within 2km
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	3	Telford and Wrekin study in May 2009 suggests low landscape ecological and cultural sensitivity.
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	2	Generally well screened. Most exposed to the East within Staffordshire.
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	1	PROW / Bridleway crosses/borders the site.
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Enclosed Iron Age Farmstead Scheduled Monument 250m Northwest Lilleshall Hall Registered Park/Garden 600m Northwest Listed Buildings within 500m - Woodcote hall



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	Conservation area to the north 1.8km - Newport
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	2  1	Most of site is within total catchment area, however Northeast section of site is located within SPZ2 Approximately 30% of site is within SPZ2  Within major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding zone
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations 2. The amount and type of resources has been provided with no indication of how this has been derived 1. The amount and type of resources has not been provided	2	Estimated to contain a further 6 million tonnes of sand and gravel.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes 3. 5-10km of main transport routes 1. >10km of main transport routes	5	A5 6km South
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns 3. 20-30km of Principal Towns 1. >30 km of Principal Towns	5	Telford 9km West
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury & Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County 2. The site is located within a district of moderate unemployment when compared with other districts in the County 1. The site is located within a district of low unemployment when compared with other districts in the County	3	Telford and Wrekin
<b>Total score</b>				82	

## Notes

This site will be worked as an extension to Woodcote Wood.

CEMEX expecting to agree S106 for Woodcote Wood in the first six months of 2010.

Good links to ready mixed concrete infrastructure in Shrewsbury.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained; B. Site has a number of constraints which can be overcome through appropriate mitigation; C. Site has significant constraints; D. Site is unlikely to be suitable for mineral working.	B

### Commentary

This site is located within Telford and Wrekin and would be an extension to the north of Woodcote Wood – which is a permitted reserve subject to agreeing Section 106. There has been a significant time lag between resolution to grant permission. Cemex is expecting to agree the Section 106 in the first six months of 2010. There are landowner issues regarding the provision of access/highway improvements for this permission. It appears these might be resolved. The site is within a rural area with surrounding hamlets and farmsteads.

Key opportunities of the site include:

- An extension to permitted quarry
- Good access to the strategic road network with potential for direct access on to the A41
- Expected to be 6 million tonnes of sand and gravel
- Good links to market in Telford and West Midlands

Key constraints of the site include:

- Uncertainty surrounding the working of Woodcote Wood and potential working of the extensions
- Potential groundwater issues as a result of the site lying on a major aquifer and within total catchment area and 30% of site within outer source protection zone
- Listed buildings – Lilleshall and Woodcote Hall (which is also a retirement home) and a registered historic park and garden in close proximity

It should be noted that there is the Midland Meres & Mosses Phase 2 Ramsar 3.7 Km North. The site is within an airfield safeguarding zone and therefore the airport operator would need to be consulted regarding any plant structures and also bird strike issues as a result of restoring the land with waste.



**Site name: Wood Lane South**

**Grid Reference: SJ 433 317**

**Site submitted by: Carter Jonas on behalf of Grosvenor Estate/ Tudor Griffiths Group**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	3	Extension to existing sand and gravel site– Wood Lane Sandpit
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site within grade 3
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Likely to be restored to agriculture as it is currently agricultural land.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Mineral operator proposes site for extraction with landowner support (Grosvenor Estate)





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad location for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	3	No incompatible allocations within existing Local Plan. Within Shropshire broad locations for minerals.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A528 200m West
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	3	No existing access to site from surrounding road network however access could be acceptable given close proximity to SRN. Potential to use access from the existing quarry.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Likely routing avoids settlements on route to A528.
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	No alternative transport opportunities within 1km



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	5	Over 250m from sensitive receptors
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m		
			3. Individual or small group of dwellings/sensitive uses within 250m	5	No dwellings or sensitive uses within 250m
			1. Village or town within 250m of the site		
		Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	None within 1Km of site
			3. Within 1 km of the site boundary		
			1. Within the site		
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs) Special Protection Areas (SPAs) Ramsar	3. Site boundary is >5km of designation	1	Midland Meres & Mosses Phase 2 Ramsar 550m South
			2. Site boundary is within 2km-5km of designation		Midland Meres & Mosses Phase 2 Ramsar 750m North
			1. Site boundary is within 2km of designation		Midland Meres & Mosses – Phase 1 1.2Km Northwest
					Midland Meres & Mosses – Phase 1 1.8Km North
					Midland Meres & Mosses Phase 2 Ramsar 1.7Km East
					Midland Meres & Mosses Phase 2 Ramsar 3.6Km Northeast
					Fenn's, Whixall, Bettisfield, Wem & Cadney Mosses SAC 3.6Km Northeast



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs) National Nature Reserves (NNRs)	3. Site boundary is >3Km of designation 2. Site boundary is within 1-3Km of designation 1. Site boundary is within 1Km of designation	1	Sweat Mere & Crose Mere SSSI 550m South Cole Mere SSSI 700m North White Mere SSSI 1.1km Northwest
	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	Lee/Yarnest Woods Ancient replanted woodland 1km West
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	None within 2km
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas  Topography	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change  3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	2  3	Principal Settled Farmlands – farmland and hedged fields  Generally well concealed



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	2	PROW borders site boundary.
	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Motte Castle on the North Bank of Cross Mere Scheduled Monument 670m Southwest Listed Buildings within 500m
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1Km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  3	Not located within SPZ  Outside major aquifer.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding zone
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations 2. The amount and type of resources has been provided with no indication of how this has been derived 1. The amount and type of resources has not been provided	3	John German Report submitted by interested parties suggests an estimated 3 million tonnes of glacial sand and gravel as a result of a BGS Mineral Assessment Report.
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443  Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 5km of main transport routes 3. 5-10km of main transport routes 1. >10km of main transport routes  5. Within 20 km of Principal Towns 3. 20-30km of Principal Towns 1. >30 km of Principal Towns	1    5	A5 15km West    Oswestry 16.5km West



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site	3. The site is located within a district of high unemployment when compared with other districts in the County	3	North Shropshire
		District unemployment rate	2. The site is located within a district of moderate unemployment when compared with other districts in the County		
		<u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury & Atcham; Bridgnorth; South Shropshire; Oswestry	1. The site is located within a district of low unemployment when compared with other districts in the County		
<b>Total score</b>				86	

**Notes**

It is not known when this will be worked likely to be after existing quarry is exhausted – extension to Wood Lane sand pit.  
Deposit lies to a depth of 85m – potentially deeper



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained; B. Site has a number of constraints which can be overcome through appropriate mitigation; C. Site has significant constraints; D. Site is unlikely to be suitable for mineral working.	B

### Commentary

This site is located within north Shropshire south of Ellesmere. The site would be an extension to the south of the existing Wood Lane quarry which is a permitted reserve currently being worked. The site is within a rural area with surrounding hamlets and farmsteads. The mineral operator has carried out geological investigation of the mineral presence at these sites.

Key opportunities of the site include:

- An extension to permitted working quarry
- Within Shropshire broad areas for minerals
- Mineral operator and landowner support
- Good access to the strategic road network with potential for direct access on to the A528 200m west or using the existing quarry access
- Few properties in close proximity
- Expected to be 3 million tonnes of sand and gravel
- Generally well concealed

Key constraints of the site include:

- Not well located for main transport routes or markets east of Shropshire
- Biodiversity designations within 1km – Midland Meres and Mosses Ramsar 550m south and 750m north; Sweat Mere and Crose Mere SSSI 550m south
- Scheduled monument and listed buildings within 700m

The site is within an airfield safeguarding zone and therefore the airport operator would need to be consulted regarding any plant structures and also bird strike issues as a result of restoring the land with waste.





**Site name: Wood Lane North**

**Grid Reference: SJ 424 331**

**Site submitted by: Carter Jonas on behalf of Grosvenor Estate/ Tudor Griffiths Group**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	3	Extension to existing sand and gravel site – Wood Lane Sandpit
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site within grade 3
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Mineral operator confirmed restoration would be to agricultural use.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Mineral operator proposes site for extraction with landowner support (Grosvenor Estate)



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad location for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	3	No incompatible allocations within existing Local Plan. Within Shropshire broad locations for minerals Adjacent site has existing minerals planning permission..
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A528 450m West
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	3	No existing access to site from surrounding road network however access could be acceptable given close proximity to SRN. Potential to use access from the existing quarry.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Likely routing avoids settlements on route to A528. A528 450m West
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	2	Canal approximately 50m North



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	5	No sensitive receptors within 250m
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m		
			3. Individual or small group of dwellings/sensitive uses within 250m	5	No dwellings or sensitive uses within 250m
			1. Village or town within 250m of the site		
		Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	None within 1km of site
			3. Within 1 km of the site boundary		
			1. Within the site		
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs) Special Protection Areas (SPAs) Ramsar	3. Site boundary is >5km of designation	1	Midland Meres & Mosses Phase 2 Ramsar 230m East
			2. Site boundary is within 2km-5km of designation		Midland Meres & Mosses – Phase 1 Ramsar 400m Southwest
			1. Site boundary is within 2km of designation		Midland Meres & Mosses – Phase 1 Ramsar 1Km Northeast
					Midland Meres & Mosses Phase 2 Ramsar 2.2Km South
					Midland Meres & Mosses Phase 2 Ramsar 4.1Km East
					Fenn's, Whixall, Bettisfield, Wem & Cadney Mosses SAC 4.1Km East
		Midland Meres & Mosses Phase 2 Ramsar 4Km South			



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs) National Nature Reserves (NNRs)	3. Site boundary is >3Km of designation 2. Site boundary is within 1-3Km of designation 1. Site boundary is within 1Km of designation	1	Cole Mere SSSI 200m Northeast White Mere SSSI 430m Southwest Clarepool Moss SSSI 1Km North
	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	2	Lee/Yarnest Woods Ancient replanted woodland 900m Southwest Borders Shropshire Wildlife Trust Nature Reserve at existing quarry (south)
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	None within 2Km
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	Principal Settled Farmlands – farmland and hedged fields
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	3	Generally well concealed



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	2	PROW within 250m
	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Listed Buildings within 500m
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  3	Not located within SPZ  Outside major aquifer



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding zone
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations 2. The amount and type of resources has been provided with no indication of how this has been derived 1. The amount and type of resources has not been provided	3	Exploration has proved a saleable reserve of 1.38 million tonnes (John German Report)
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443  Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 5km of main transport routes 3. 5-10km of main transport routes 1. >10km of main transport routes  5. Within 20 km of Principal Towns 3. 20-30km of Principal Towns 1. >30 km of Principal Towns	1    5	A5 15km West    Oswestry 16.5km West



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site	3. The site is located within a district of high unemployment when compared with other districts in the County	3	Within North Shropshire
		District unemployment rate	2. The site is located within a district of moderate unemployment when compared with other districts in the County		
		<u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury & Atcham; Bridgnorth; South Shropshire; Oswestry	1. The site is located within a district of low unemployment when compared with other districts in the County		
<b>Total score</b>				<b>86</b>	

**Notes**

Site would be worked as an extension to Wood Lane sandpit





## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained; B. Site has a number of constraints which can be overcome through appropriate mitigation; C. Site has significant constraints; D. Site is unlikely to be suitable for mineral working.	B

### Commentary

This site is located within north Shropshire south of Ellesmere. The site would be an extension to the north of the existing Wood Lane quarry which is a permitted reserve currently being worked. The site is within a rural area with surrounding hamlets and farmsteads. The mineral operator has carried out geological investigation of the mineral presence at these sites.

Key opportunities of the site include:

- An extension to permitted working quarry
- Within Shropshire broad areas for minerals
- Mineral operator and landowner support
- Good access to the strategic road network with potential for direct access on to the A528 450m west or using the existing quarry access
- Few properties in close proximity
- Expected to be 3 million tonnes of sand and gravel
- Generally well concealed

Key constraints of the site include:

- Not well located for main transport routes or markets east of Shropshire
- Biodiversity designations within 500m and some to the east within the prevailing wind – Midland Meres and Mosses Ramsar Phase 2 230m east and Phase 1 400m south west; Cole Mere SSSI 200m north east; White Mere SSSI 430m south west; Shropshire wildlife site adjacent to the south
- Scheduled monument and listed buildings within 700m

The site is within an airfield safeguarding zone and therefore the airport operator would need to be consulted regarding any plant structures and also bird strike issues as a result of restoring the land with waste.



**Site name: Aston**

**Grid Reference: SJ 329 263**

**Site submitted by: Tudor Griffiths Group**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	1	Greenfield site without any infrastructure
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	1	Site within grade 2
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Presume restoration is to agriculture given current land use
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Mineral operator proposes site for extraction. TGG control the landholding.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad location for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	3	Not allocated for an incompatible use in existing Local Plan. Located within the Shropshire broad locations for minerals.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	3	A5 650m Northeast
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	1	No designated access to site at present. Would need to create access route from the A5, surrounding roads are narrow and unmarked and humpback bridge would need t be crossed to access site from the west
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Likely routing would be the A5 and avoids settlements.
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	3	Montgomery canal adjacent to the site in the south. Appears to be no infrastructure for the site.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	1 property approx 50m West Golf course adjacent to Northeast site boundary Aston Hall 300m North Aston Mill 300m West
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m		
			3. Individual or small group of dwellings/sensitive uses within 250m	3	1 property within 250m
		1. Village or town within 250m of the site			
		Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	No AQMAs within 1km
			3. Within 1 km of the site boundary		
			1. Within the site		
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs) Special Protection Areas (SPAs) Ramsar	3. Site boundary is >5km of designation	3	None within 5km
			2. Site boundary is within 2km-5km of designation		
			1. Site boundary is within 2km of designation		
	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs) National Nature Reserves (NNRs)	3. Site boundary is >3Km of designation	1	Montgomery Canal, Aston Locks-Keepers Bridge SSSI borders Southern site boundary/ Crofts Mill Pasture approx 2.5 km south west.
			2. Site boundary is within 1-3Km of designation		
			1. Site boundary is within 1Km of designation		



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	2	Shropshire Wildlife Site located on eastern boundary over the canal
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	None within 2km
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	75% of site within Estate Farmlands 25% of site within Principal Settled Farmlands
	To prevent adverse impacts on public rights of way	Topography Public Rights of Way (footpaths, bridleways, etc)	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views 3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	3 3 1	Generally well concealed – unknown from the east. Gently undulating topography. PROW crosses western edge of site.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Bromwich Park Moated Site and formal Garden Remains Scheduled Monument 480m Southwest Motte Castle at Hisland Scheduled Monument 850m Northwest Motte Castle Adjacent to St Michael's Church Scheduled Monument 1.1Km Southeast Listed Buildings less than 500m
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1Km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Flood zone 3 cuts through site, approximately 5% of site area. Majority of the site is flood zone 1.
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  1	Not located within SPZ  Located on a major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	3	Outside airfield safeguarding zone



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	1	Site has potential for sand & gravel extraction but no indication likely amounts of resources
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	5	A5 650m Northeast
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Oswestry 5km Northwest
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury & Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	1	Oswestry district
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
<b>Total score</b>				<b>75</b>	





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

It is not known when this will be worked.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained B. Site has a number of constraints which can be overcome through appropriate mitigation C. Site has significant constraints D. Site is unlikely to be suitable for mineral working	C

### Commentary

This site is located north west of Shrewsbury and south east of Oswestry in a very rural location north west of the hamlet of Stanwardine in the Fields. The site has areas of woodland and is in agricultural use. The Tudor Griffiths Group is promoting this site however has not undertaken any detailed investigation of potential reserves.

- The key opportunities of the site include:
- There is operator and landowner interest
- The site is within Shropshire's broad areas for minerals
- Site is 650m south west of the A5
- Good links to a main transport route and within 10km of Oswestry market
- Canal is adjacent to the site in the south however it is unknown whether access is possible or transport viable
- The site is well screened

The key constraints of this site include:

- The site is grade 2 agricultural land
- Would need to create access route from the A5, surrounding roads are narrow and unmarked and humpback bridge would need to be crossed to access site from the west
- There are properties adjacent to the west and a golf course is north east and therefore in the prevailing wind
- Biodiversity sites adjacent to the site including Montgomery Canal Aston Lock Keepers Bridge SSSI south, Shropshire wildlife site east
- Listed buildings are within 500m and a scheduled monument is south west

The site lies on a major aquifer but is outside a source protection zone.



**Site name: Limpit Hill**

**Grid Reference: SJ 407 248**

**Site submitted by: Tudor Griffiths Group**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	1	Greenfield site without any infrastructure
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	3	Grade 4
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Operator not stated restoration. Currently used for agriculture therefore would assume existing use is restored.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Mineral operator proposes site for extraction. TGG control the landholding.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad location for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals.	1	No incompatible allocations within existing Local Plan. Not located within the Shropshire broad locations for minerals.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	1	A5 6.5Km West
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	1	Local road runs adjacent to northern boundary, without existing access
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	3	Likely routing would go through settlements and is 6.5km from SRN
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	3	Railway line runs adjacent to Southern boundary However no sidings within 1km





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	None within 1km
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	None within 2km
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	Estate farmlands
	To prevent adverse impacts on public rights of way	Topography Public Rights of Way (footpaths, bridleways, etc)	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views 3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	1 1	Exposed to views, especially from the north PROW / Bridleway crosses the site.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	2	Listed building located 700m SE
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Located within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  3	Located within total catchment area  Outside major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding area





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	1	Site has potential for sand & gravel extraction but submission gave no indication of amount of resources.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	3	A5 6.8Km West
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Oswestry 13km Northwest Shrewsbury 14km Southeast
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury & Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	3	North Shropshire district
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
<b>Total score</b>				72	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

It is not known when this will be worked.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained	C
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located north west of Shrewsbury and south east of Oswestry in a very rural location north west of the hamlet of Stanwardine in the Fields. The site has areas of woodland and is in agricultural use. The Tudor Griffiths Group is promoting this site however has not undertaken any detailed investigation of potential reserves.

The key opportunities of the site include:

- There is operator and landowner interest
- Could potentially contribute to providing employment in this area of Shropshire
- Within 15km of Oswestry and Shrewsbury markets
- Railway is adjacent to the south however there are no sidings

The key constraints of this site include:

- The site is outside Shropshire's broad areas for minerals
- The site is difficult to access due to narrow roads with the SRN over 5km and likely routing passing through villages
- There are properties adjacent to the north and western boundaries
- PROW crosses the site
- The site is very exposed
- There is a listed building 700m south east
- The site is within source protection zone 3 (total catchment area)

The site is within an airfield safeguarding zone and overhead pylons appear to cross the site to the south.



**Site name: Buildwas Sand Quarry**

**Grid Reference: SJ 646 039**

**Site submitted by: Buildwas Sand Quarry**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	3	Extension to existing site for extracting sand
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site is within grade 3 agricultural land.
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Not within greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Backfilling with dry inert waste materials.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	2	Mineral operator proposes site for extraction. Landowner support unknown.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad location for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	3	Not subject to any saved incompatible housing or employment uses. Adjacent to existing minerals planning permission and site located within Shropshire broad locations for minerals.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A4169 200m Northwest
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	5	Potential to use existing access for quarry off an access road to the north off the A4169.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Likely routing avoids settlements and would use the A4169
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	2	Buildwas Junction railway station 250m East of site



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	1 property adjacent to Southeast boundary Power Station 200m East Roman Abbey 300m Northwest
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m		
3. Individual or small group of dwellings/sensitive uses within 250m	3	1. Village or town within 250m of the site	1 property adjacent to Southeast boundary No other sensitive uses within 250m		
5. >1 km of the site boundary		5	No AQMAs within 1Km		
3. Within 1 km of the site boundary					
1. Within the site					
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs) Special Protection Areas (SPAs) Ramsar	3. Site boundary is >5km of designation	3	No such designations within 5Km
			2. Site boundary is within 2km-5km of designation		
			1. Site boundary is within 2km of designation		



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs) National Nature Reserves (NNRs)	3. Site boundary is >3Km of designation 2. Site boundary is within 1-3Km of designation 1. Site boundary is within 1Km of designation	1	Buildwas Sand Quarry SSSI sits on Northern site boundary Tickwood & Benthall Edges SSSI 50m South Buildwas Sand Quarry SSSI 80m Northwest Buildwas River Section SSSI 550m Northwest Lydebrook Dingle SSSI located c.2km Northeast
	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	2	Tick Wood Ancient & Semi-Natural Woodland 50m South Banghams Wood Ancient replanted woodland 300m Southeast Site borders a RIGS Further RIGS located 1.7Km West
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Shropshire Hills AONB 90m Northwest
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	Wooded Estatelands – existing quarry





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent adverse impacts on public rights of way	Topography	3. Site is concealed from views	2	Site generally well screened – potentially viewable from the north
			2. Site is partly exposed to views		
			1. Site is open / exposed to views		
	To prevent impact of development on sites or structures of international / national importance	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary	1	Public right of way crosses the site.
			2. Within 250 m of site boundary		
			1. Within the site		
To prevent impact of development on sites/areas of local importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation	1	Buildwas Abbey Scheduled Monument and listed building 180m Northwest Ironbridge Gorge World Heritage Site 1.2Km East	
		2. Site boundary is between 500 m and 2 km of designation			
		1. <500m from the site boundary			
<b>Water Environment</b>	To prevent any development in the floodplain	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary	3	None within 1Km
			2. Within 1Km of the site boundary		
<b>Water Environment</b>	To avoid any potential impacts on groundwaters	Within the flood plain	3. Within Flood Zone 1	3	Site is within Flood Zone 1
			2. Within Flood Zone 2		
<b>Water Environment</b>	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)	3. Not located within SPZ or located within total catchment area	3	Not within SPZ
			2. Located within SPZ2 (outer zone)		
			1. Located within SPZ1 (inner zone)		



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
		Aquifers	3. Outside major aquifers 1. Within major aquifer	3	Outside major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	3	Outside safeguarding zone
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations 2. The amount and type of resources has been provided with no indication of how this has been derived 1. The amount and type of resources has not been provided	3	The deposit was drilled in 1992 by the landowners and this proved a deposit of predominantly sand with some gravel. The thickness of deposits was up to 23.5 metres and the estimated tonnage over 17 hectares was 4.8 million tonnes.
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443 Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 5km of main transport routes 3. 5-10km of main transport routes 1. >10km of main transport routes 5. Within 20 km of Principal Towns 3. 20-30km of Principal Towns 1. >30 km of Principal Towns	3 5	A442 7.6Km East Telford 6Km Northeast Shrewsbury 16Km Northwest



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury & Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County 2. The site is located within a district of moderate unemployment when compared with other districts in the County 1. The site is located within a district of low unemployment when compared with other districts in the County	3	Shrewsbury and Atcham
<b>Total score</b>				83	

**Notes**

Detailed plans have never been drawn up for the site and if the material was removed Mark Oldridge suspects that a package would be designed to allow extraction of sand and backfilling with dry inert waste materials. This concept has already been established at the Clients operational sand pit adjacent to the deposits of sand.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained	C
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located southeast of Shrewsbury and close to the Telford and Wrekin administrative border. This site would be an extension to existing quarry which is currently being worked. The site is within a rural area. The operator is promoting the site and has stated that the site was drilled in 1992 and found to have sand. Thickness of deposits was up to 23.5 metres and the estimated tonnage over 17 hectares was 4.8 million tonnes.

Key opportunities of the site include:

- An extension to permitted quarry
- Within Shropshire broad areas for minerals
- projected to be 4.8 million tonnes of sand over 17ha.
- Good proximity to Shrewsbury and Telford markets
- Site is adjacent to the A4169 and could use access for existing quarry
- The site is generally well screened
- railway junction 250m however accessibility and viability of their use is unknown
- Could potentially contribute to providing employment in this area of Shropshire

Key constraints of the site include:

- Area of Outstanding Natural Beauty is 90m north west
- A number of SSSIs in close proximity including Buildwas river section 550m north west, Tickwood and Benthall SSSI 50m south
- Buildwas abbey listed building and scheduled monument 180m north west
- Ancient woodland is located to the south
- PROW crosses the site

The site borders a regionally important geological site and Buildwas sand quarry SSSI which is as a result of the existing quarry.



**Site name: Tern Hill Quarry**

**Grid Reference: SJ 651 304**

**Site submitted by: Cemex**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	3	Extension to building sand quarry
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Grade 3 agricultural land
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Site is agricultural land so could be restored to this in the future.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	2	Proposed by mineral operator. No indication of landowner details.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad location for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	3	Not allocated for any incompatible use in existing Local Plan. Allocated in minerals local plan. Within the Shropshire broad locations for minerals.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A41 80m Northeast of site
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	5	Existing site access onto A41. Operator states the access would be retained to work this extension area.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Likely routing is direct onto SRN
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	No alternative transport opportunities



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	2-3 properties approx 50-100m North of Site  Young Offenders Institution adjacent to site's Southern boundary
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m		
			3. Individual or small group of dwellings/sensitive uses within 250m	3	Individual buildings within 250m
			1. Village or town within 250m of the site		
		Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	No AQMAs within 1Km
			3. Within 1 km of the site boundary		
			1. Within the site		
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs)	3. Site boundary is >5km of designation	3	No such designation within 5Km
		Special Protection Areas (SPAs)	2. Site boundary is within 2km-5km of designation		
		Ramsar	1. Site boundary is within 2km of designation		
	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs)	3. Site boundary is >3Km of designation	3	No such designations within 3km
			2. Site boundary is within 1-3Km of designation		
		National Nature Reserves (NNRs)	1. Site boundary is within 1Km of designation		



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	2	Shropshire Wildlife site 200m east
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	No such designation within 2Km
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	3	Enclosed lowland heaths –existing quarry adjacent
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	2	A number of receptors close by, however existing quarry difficult to view as land is very flat.
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	3	There appear to be no PROWs within 250m of the site boundary





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification	
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites	3. Site boundary is >2 km from designation	1	Listed Building within 500m of the site	
		Scheduled Monument	2. Site boundary is between 500 m and 2 km of designation			
		Listed Buildings	1. <500m from the site boundary			
	To prevent impact of development on sites/areas of local importance	Registered Historic Parks and Gardens				
		Registered / Historic Battlefields				
		Conservation Areas	3. >1 km from site boundary	3	None within 1km	
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1	3	Within Flood Zone 1	
			2. Within Flood Zone 2			
			1. Within Flood Zone 3			
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)	3. Not located within SPZ or located within total catchment area	3	Not located within a SPZ	
			2. Located within SPZ2 (outer zone)			
			1. Located within SPZ1 (inner zone)			
	Aquifers	3. Outside major aquifers	1	Within a major aquifer		
		1. Within major aquifer				
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Ternhill airfield adjacent to north of site	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	1	Operator suggests site contains sand but no geological data to demonstrate amount of resource. Next to operational sand and gravel quarry. Operator believes this resource extends.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	5	A5 2.5Km Northwest
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	3	Market Drayton 6Km North. Operator suggests that the existing site has contributed small but valuable volumes of building sand into the north Shropshire, South Cheshire and Stoke on Trent Markets for many years.
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury & Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	3	North Shropshire
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
<b>Total score</b>				<b>83</b>	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

Existing quarry has sufficient permitted reserves for approx. 3-4 years at current rates of production. Extension would be worked following this.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained	A
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located within north Shropshire and would be an extension to the existing building sand quarry currently being worked. This has approximately 3-4 years of reserves left at current rates of production and then the extension would be worked. Cemex are promoting the area however landowner support is unknown as is the amount of reserves likely to be present in the extension area. The site is within a rural area with surrounding hamlets and farmsteads.

Key opportunities of the site include:

- An extension to permitted quarry
- Existing links to north Shropshire, South Cheshire and Stoke on Trent Markets
- Good access to the strategic road network with potential for direct access on to the A41
- Within Shropshire broad locations for minerals and previous minerals local plan allocation
- Could potentially contribute to providing employment in this area of Shropshire

Key constraints of the site include:

- sensitive receptors adjacent to the site including individual dwellings and a prison
- listed building within 500m
- Shropshire wildlife site 200m east

The site is within an airfield safeguarding zone as Tern Hill airfield is west of the site and therefore the airport operator would need to be consulted regarding any plant structures and also bird strike issues as a result of restoring the land with waste. IN addition the site lies on a major aquifer however it is not within a source protection zone.



**Site name: Gonsal Extensions North**

**Grid Reference: SJ 485 055**

**Site submitted by: Salop Sand and Gravel**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	3	Extension to existing sand & gravel site. Application for part of the northern area with new access to A49 is to be submitted shortly with future expansion east.
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	1	Part grade 2, part grade 3
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Likely to be restored to agricultural land as this is the present land use.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Mineral operator proposes site for extraction. As they are about to submit an application shortly it is therefore likely there is landowner support.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	3	Site is within Shropshire broad locations for minerals. Existing minerals planning permission and allocation adjacent.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A49 is adjacent to Western site boundary
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	5	New access to be direct onto A49
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Likely routing direct onto A49
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	3	River & railway lines run through western side of site. Unsure if there are any sidings.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification		
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	1 property 30m North of Western boundary		
			3. Within 100-250 m of sensitive receptor(s)				
			1. Within 100 m of sensitive receptor(s)			1 property 60m North of Northern boundary	
			5. No dwellings or sensitive uses within 250m				A cluster of properties within 250m of Northern site boundary
			3. Individual or small group of dwellings/sensitive uses within 250m				
			1. Village or town within 250m of the site			1	
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	>1 km of the site boundary		
			3. Within 1 km of the site boundary				
			1. Within the site				
			3. Site boundary is >5km of designation			2	Midland Meres & Mosses – Phase 1 Ramsar 2.2Km North
			2. Site boundary is within 2km-5km of designation				
			1. Site boundary is within 2km of designation				
To avoid development that would impact on sites of national biodiversity importance	Special Areas of Conservation (SACs)	Ramsar	3. Site boundary is >3Km of designation	2	Bomere, Shomere & Betton Pools SSSI 2.2Km North		
			2. Site boundary is within 1-3Km of designation				
			1. Site boundary is within 1Km of designation			Bomere, Shomere & Betton Pools SSSI 2.8Km Northeast	
National Nature Reserves (NNRs)	Special Protection Areas (SPAs)	Ramsar	3. Site boundary is >3Km of designation	2	Bomere, Shomere & Betton Pools SSSI 2.2Km North		
			2. Site boundary is within 1-3Km of designation				
			1. Site boundary is within 1Km of designation			Bomere, Shomere & Betton Pools SSSI 2.8Km Northeast	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	None within 500m Several RIGS are located between 1.2km and 2km North of the site.
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	Over 2km from AONB
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	3	Estate Farmlands and existing quarry adjacent.
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	2	Generally well screened due to tree planting. Viewable from properties along proposed new access to the north.
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	2	PROWs within 250m of site boundary





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Condover Hall Registered Park & Garden 100m East Listed Buildings within 500m
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	2	Conservation Area 400m East at Condover
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	2	Approximately 10% of site is within Flood Zone 2.
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  3	Not located within SPZ  Outside major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	3	Outside airfield safeguarding zone



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	3	Have previously prepared a full application for this area so have detailed geology ,full EA, restoration drawings. Projected 1.8 million tonnes combined north/south for 2010 application.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	5	A5 4.2Km North
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Shrewsbury 5.9Km North. Operator suggests likely to serve local rural market in Shropshire.
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury&Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	3	Shrewsbury and Atcham District
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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Total score 87

**Notes**

Part of the northern and southern extensions would be worked first with application being submitted in 2010. Additional extensions north east would be applied for this year and worked in 10 years time. Sensitive receptors at Condover and closer are potentially in the prevailing wind and therefore could be affected by dust and noise. This would require mitigation. Site is already being worked and these extension areas would double the area of mineral working in this area.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained	B
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located south of Shrewsbury and would be an extension to north and north east of the existing quarry which is currently being worked. The site is within a rural area and is currently agricultural land. The operator is promoting the site and has stated that an application for part of the northern area along with part of the southern extension area with access to A49 is to be submitted shortly with future expansion north east and further south.

Key opportunities of the site include:

- An extension to permitted quarry
- Within Shropshire broad areas for minerals
- Operator interest and appears to be landowner support
- projected to be 1.8 million tonnes of sand and gravel (in both north and south extension areas) and have detailed geology, full EIA, restoration drawings.
- Good proximity to Shrewsbury and key transport routes
- Site is adjacent to the A49 and dedicated access is proposed onto the strategic road network to serve the site
- The site is generally well screened
- River and railway adjacent however accessibility and viability of their use is unknown
- Could potentially contribute to providing employment in this area of Shropshire

Key constraints of the site include:

- Part of the northern extension would involve the loss of grade 2 agricultural land
- There are properties along the site boundary and the edge of the village of Conover is within 250m to the north east and would therefore be in the prevailing wind
- Conover Hall listed building and school (700m) and Conover registered park and garden (100m) is located east of the site



## Grading

## Grade

- Conservation Area is 400m east

It should be noted that Midland Meres & Mosses – Phase 1 Ramsar and Bomere, Shomere & Betton Pools SSSI are just over 2Km north and north east.



**Site name: Gonsal Extensions South**

**Grid Reference: SJ 484 041**

**Site submitted by: Salop Sand and Gravel**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	3	Extension to existing sand & gravel site. Application for part of the southern area linked to the northern area with new access to A49 is to be submitted shortly with future expansion north east and further south.
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site within grade 3
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Likely to be restored to agricultural land as this is the present land use.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Mineral operator proposes site for extraction As they are about to submit an application shortly it is therefore likely there is landowner support.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc) // lies outside Shropshire broad locations for minerals	3	Site is within Shropshire broad locations for minerals. Existing minerals planning permission and allocation adjacent.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A49 600 m West – new access proposed to the north could be used
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	5	Could use existing access
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Likely routing avoids settlements to use A49
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	2	River and railway lines <500m from Western site boundary



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification		
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	1 property adjacent to Southern site boundary – Gonsal House		
			3. Within 100-250 m of sensitive receptor(s)				
			1. Within 100 m of sensitive receptor(s)				
			5. No dwellings or sensitive uses within 250m			3	Individual buildings within 250m of Site
			3. Individual or small group of dwellings/sensitive uses within 250m				
1. Village or town within 250m of the site							
Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	>1 km of the site boundary				
	3. Within 1 km of the site boundary						
	1. Within the site						
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs)	3. Site boundary is >5km of designation	2	Midland Meres & Mosses – Phase 1 Ramsar 3.5Km North		
			2. Site boundary is within 2km-5km of designation				
			1. Site boundary is within 2km of designation				
	To avoid development that would impact on sites of national biodiversity importance	Special Protection Areas (SPAs)	Ramsar	3. Site boundary is >3Km of designation	3	Site boundary is >3Km of designation	
				2. Site boundary is within 1-3Km of designation			
				1. Site boundary is within 1Km of designation			
	National Nature Reserves (NNRs)						





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	None within 500m
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	Over 2Km from AONB
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	Estate Farmlands – could have moderate sensitivity to change
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	3	Generally very well screened by tree planting – gently undulating topography.
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	3	No footpaths within 250m of the site.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Conover Hall Registered Park & Garden 300m East Listed Buildings within 500m
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1Km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  3	Not located within SPZ  Outside major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	3	Outside safeguarding zone



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand)	3. The amount and type resources has been proven through site investigations	3	Have previously prepared a full application for this area so have detailed geology ,full EA, restoration drawings and off course access plans.  Projected 1.8 million tonnes combined north/south for 2010 application.
		Estimated reserves (mt)	2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	3	A5 6.7Km North
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Shrewsbury 8.3Km North  Operator suggests likely to serve local rural market in Shropshire.
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury&Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	3	Shrewsbury and Atcham District
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
Total score				91	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

Part of the northern and southern extensions would be worked first with application being submitted in 2010. Additional extensions north east would be applied for this year and worked in 10 years time.

Sensitive receptors at Conover and closer are potentially in the prevailing wind and therefore could be affected by dust and noise. As well as issues of affecting historic setting due to the historic park and garden. This would require mitigation.

Site is already being worked and these extension areas would double the area of mineral working in this area.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained	A
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located south of Shrewsbury and would be an extension to south of the existing quarry which is currently being worked. The site is within a rural area and is currently agricultural land. The operator is promoting the site and has stated that an application for part of this southern area along with an area to the north with access to A49 is to be submitted shortly with future expansion north east and further south.

Key opportunities of the site include:

- An extension to permitted quarry
- Within Shropshire broad areas for minerals
- Operator interest and appears to be landowner support
- projected to be 1.8 million tonnes of sand and gravel (in both north and south extension areas) and have detailed geology, full EIA, restoration drawings.
- Good proximity to Shrewsbury and key transport routes
- Site is 600m from the A49 and dedicated access is proposed onto the strategic road network to the north of the whole quarry site
- The site is generally well screened
- River and railway adjacent however accessibility and viability of their use is unknown
- Could potentially contribute to providing employment in this area of Shropshire

Key constraints of the site include:

- There are properties adjacent to the site boundary
- Conover Hall listed building and school and registered park and garden is located north east of the site

It should be noted that Midland Meres & Mosses – Phase 1 Ramsar is over 3Km north.



**Site name: Bridgwalton Quarry**

**Grid Reference: SO 685 925**

**Site submitted by: Salop Sand & Gravel**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	2	Extension to existing planning permission which was permitted in 2008 however Section 106 is still to be agreed.
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Grade 3
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Operator has suggested agricultural restoration- game rearing and shooting.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Operator interest – landowner unknown. Previous applications however on the site so appears to be landowner support.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	3	Not allocated for incompatible use in saved planning policy. Site is within broad areas for minerals
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	3	A458 1.7Km Northwest
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	3	Existing access from North – planning to widen the unclassified road used to access A458 under the existing applications
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Routing to A458 avoids settlements
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	No alternative transport opportunities.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	Bridgwalton House is located within Site. Bridgwalton farm is adjacent to the north.
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m		
			3. Individual or small group of dwellings/sensitive uses within 250m	3	Individual dwellings within/adjacent to the site
			1. Village or town within 250m of the site		
		Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	>1 km of the site boundary
			3. Within 1 km of the site boundary		
			1. Within the site		
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs)	3. Site boundary is >5km of designation	3	None within 5Km
		Special Protection Areas (SPAs)	2. Site boundary is within 2km-5km of designation		
		Ramsar	1. Site boundary is within 2km of designation		
	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs)	3. Site boundary is >3Km of designation	1	Devil's Hole, Morville SSSI 900m West Thatcher's Wood & Westwood Covert SSSI 1.9Km Southeast
		National Nature Reserves (NNRs)	2. Site boundary is within 1-3Km of designation		
			1. Site boundary is within 1Km of designation		





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs)	3. Site boundary is >500 m from designation	2	Shropshire wildlife site within 500m to the south west
		Ancient Woodland	2. Site boundary is within 500 m of designation		
		Regionally Important Geological Sites (RIGS)	1. Within the site		
		Sites of importance for nature conservation (SINCs)			
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation	3	Site boundary is >2 km from AONB
		2. Site boundary is between 500 m and 2 km of designation			
		1. <500m from the site boundary			
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change	3	Estate Farmlands – likely to be low due to existing quarry adjacent.
		2. Local landscape is considered likely to have moderate sensitivity to change			
		1. Local landscape is considered likely to have high sensitivity to change			
		Topography	3. Site is concealed from views	2	Site benefits from some screening measures already in place however further screening likely to be required.
			2. Site is partly exposed to views		
			1. Site is open / exposed to views		
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary	1	PROW crosses site
			2. Within 250 m of site boundary		
			1. Within the site		



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	2	Listed buildings just over 500 m away
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1Km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  3	Not located within SPZ  Outside major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Partially within airfield safeguarding zone



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	3	Geological data has been collected however the amount has not been specified only that it is a substantial amount.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	1	M54 22Km North
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Bridgnorth 2.7Km East
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury&Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	2	Bridgnorth District
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
Total score				77	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

Site is quite isolated with farmsteads surrounding it. Likely to serve local market rather than West midlands and north west.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained	B
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located within south east Shropshire and would be an extension to Bridgwalton quarry – which is a permitted reserve and other recent permissions at the site (2008) which are subject to agreeing Section 106. The site is within a rural area with surrounding hamlets and farmsteads and the site is currently in agricultural use. Operator is promoting the site.

Key opportunities of the site include:

- An extension to permitted quarry
- Within Shropshire broad areas for minerals
- Operator interest and appears to be landowner support
- Bore hole investigations undertaken although information regarding potential reserve not provided considered 'substantial' by interested party
- Good proximity to Bridgnorth
- Restoration plan in place – agricultural restoration – game rearing and shooting
- Improvements to access are expected as a requirement of existing permissions

Key constraints of the site include:

- Narrow roads currently used for access with strategic road network 1.7km to the north
- Uncertainty surrounding the working – S106 of existing permissions still to be finalised
- Property and farm within the site
- Biodiversity sites relatively close – Devils Hole SSSI 900m west and local wildlife site 500m south west
- PROW crosses the site

The site is within an airfield safeguarding zone and therefore the airport operator would need to be consulted regarding any plant structures and also bird strike.



**Site name: Colemere Woods**

**Grid Reference: SJ 422 310**

**Site submitted by: Carter Jonas submitted on behalf of Grosvenor Estate**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	1	Greenfield site. Close to sand and gravel workings at Wood Lane (north east).
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site within grade 3
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Site currently agricultural land so likely to be restored to existing use.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	2	Landowner interest



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	3	Not allocated for incompatible use in saved planning policy. Within Shropshire broad areas for minerals.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A528 runs adjacent to Eastern site boundary
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	5	No existing access except to what appears to be farm on south of site. Access might be acceptable off the A528.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Likely routing would be direct onto SRN
To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	No alternative transport opportunities	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	Farm buildings and cottages adjacent to the site south, north and west. Kenwick buildings located within the site boundary.
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m	3	Individual dwellings within 250m
3. Individual or small group of dwellings/sensitive uses within 250m					
1. Village or town within 250m of the site					
5. >1 km of the site boundary	5	>1 km of the site boundary			
3. Within 1 km of the site boundary					
1. Within the site					





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs) Special Protection Areas (SPAs) Ramsar	3. Site boundary is >5km of designation 2. Site boundary is within 2km-5km of designation 1. Site boundary is within 2km of designation	1	Midland Meres & Mosses Phase 2 Ramsar 50m East Midland Meres & Mosses Phase 1 Ramsar 1km Northwest Midland Meres & Mosses Phase 2 Ramsar 1.3Km Northeast Midland Meres & Mosses Phase 1 Ramsar 2.2Km Northeast Midland Meres & Mosses Phase 2 Ramsar 3.3Km East Midland Meres & Mosses Phase 2 Ramsar 4.8Km Northeast West Midlands Mosses SAC 2.2Km Northeast Fenn's, Whixall, Bettisfield, Wem & Cadney Mosses SAC 4.8Km Northeast
	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs) National Nature Reserves (NNRs)	3. Site boundary is >3Km of designation 2. Site boundary is within 1-3Km of designation 1. Site boundary is within 1Km of designation	1	Sweat Mere & Crose Mere SSSI 50m East White Mere SSSI 1Km Northwest Cole Mere SSSI 1.3Km Northeast Clarepool Moss SSSI 2.2Km Northeast



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs)	3. Site boundary is >500 m from designation	2	Shropshire wildlife site located immediately south east
		Ancient Woodland	2. Site boundary is within 500 m of designation		
		Regionally Important Geological Sites (RIGS)	1. Within the site		
		Sites of importance for nature conservation (SINCs)			
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation	3	Site boundary is >2 km from AONB
		2. Site boundary is between 500 m and 2 km of designation			
		1. <500m from the site boundary			
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change	2	40% of site within estate farmlands 40% of site within principal settled farmlands 20% of site within lowland moors
		2. Local landscape is considered likely to have moderate sensitivity to change			
		1. Local landscape is considered likely to have high sensitivity to change			
		Topography	3. Site is concealed from views	1	Site very exposed in places but large enough to select appropriate areas
			2. Site is partly exposed to views		
			1. Site is open / exposed to views		
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary	2	PROW borders the south of the site
			2. Within 250 m of site boundary		
			1. Within the site		



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	2	Motte Castle on the North Bank of Crose Mere Scheduled Monument 550m East Listed Buildings within 2km.
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1Km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  3	Not located within SPZ  Outside a major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding zone



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	1	No information regarding amount and specific type of sand and gravel has been supplied. Understood to have not completed any detailed investigation.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	1	A5 13Km West
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Oswestry 16Km West
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury&Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	3	North Shropshire District
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
Total Score				75	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

Close to sand and gravel and landfilling operations at Wood Lane

Unknown operator interest but could be ESG



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained	C
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located within North Shropshire, west of the town of Ellesmere. The site is currently in agricultural use and Ellesmere business park is within the site boundary. The landowner Grosvenor Estate is promoting this site however has not undertaken any detailed investigation of potential reserves.

The key opportunities of the site include:

- Good proximity to the strategic road network - adjacent to the A528 – access likely to be acceptable directly onto SRN
- within Shropshire's broad areas for minerals
- Could potentially contribute to providing employment in this area of Shropshire

The key constraints of this site include:

- Proximity of sensitive receptors - cottages and farm buildings within and adjacent to the site
- Biodiversity sites in close proximity – Midland Meres and Mosses Ramsar 50m east and therefore potentially in the prevailing wind, Sweat Mere and Cross Mere SSSI 50m and local wildlife site immediately south east
- Potential visual impact due to site being quite exposed
- No known operator interest
- Distance to key transport routes is over 10km
- Cumulative impact due to close proximity of Wood Lane quarry and proposed extensions

Site is within an airfield safeguarding zone.



**Site name: Land west of Tetchill**

**Grid Reference: SJ 384 326**

**Site submitted by: Carter Jonas submitted on behalf of Grosvenor Estate**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	1	Greenfield site
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site within grade 3
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Site currently agricultural land so likely to be restored to existing use.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	2	Landowner interest



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc)/ lies outside Shropshire broad locations for minerals	2	Part of site is allocated for Canalside development (policies T2 & T3) in saved planning policy. Site is within Shropshire broad areas for minerals though.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	3	A495 800m Northwest
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	1	No existing access although 3 roads run adjacent to site boundaries including 1 through it. However these are very narrow country lanes unsuitable to HGV travel.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Routing to A495 is likely to avoid settlements dependent on access point.
To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	3	Canal runs adjacent to site's western and northern boundary. Although no access to it at present.	





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	Properties adjacent to Eastern site boundary, these are within the settlement of Tetchill.
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m		
3. Individual or small group of dwellings/sensitive uses within 250m					
1. Village or town within 250m of the site					
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	>1 km of the site boundary
			3. Within 1 km of the site boundary		
			1. Within the site		
			3. Site boundary is >5km of designation		
2. Site boundary is within 2km-5km of designation					
1. Site boundary is within 2km of designation					
Special Areas of Conservation (SACs)	2	Midland Meres & Mosses - Phase 2 Ramsar 3.9Km East			
Special Protection Areas (SPAs)					
Ramsar					
Sites of Special Scientific Interest (SSSIs)			2	Midland Meres & Mosses - Phase 2 Ramsar 3.9Km Southeast	
National Nature Reserves (NNRs)					
To avoid development that would impact on sites of national biodiversity importance	2	Midland Meres & Mosses - Phase 1 Ramsar 4.4Km East			
3. Site boundary is >3Km of designation					
2. Site boundary is within 1-3Km of designation					
1. Site boundary is within 1Km of designation					
					West Midland Mosses SAC 4.4Km East
					White Mere SSSI 2.1Km East



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	None within 500m
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	Site boundary is >2 km from AONB
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	Principal settled farmlands – close to settlement and therefore likely to have moderate sensitivity to change.
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	1	Viewable from bordering Tetchill and surrounding properties
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	1	PROW runs through the site



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	A number of listed buildings border the site.
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1Km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  1	Not located within SPZ  Within major aquifer.
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding zone.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand)	3. The amount and type resources has been proven through site investigations	1	No information regarding amount and specific type of sand and gravel has been supplied. Understood to have not completed any detailed investigation.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
		Estimated reserves (mt)	1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	3	A5 6.4Km West
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Oswestry 8.9Km Southwest
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury&Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	3	North Shropshire District
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
Total score				69	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

Would need to divert PROW and consider carefully sensitive receptors close by including listed buildings and residential dwellings.

It is not known when this site would be worked.

Wood Lane quarry is in the Ellesmere area – east of Tetchill



## Overall Site Grading

Grading	Grade
A. Sites relatively unconstrained	C
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located within North Shropshire, south west of the town of Ellesmere and west of the village of Tetchill. The site is currently in agricultural use. The landowner Grosvenor Estate is promoting this site however has not undertaken any detailed investigation of potential reserves.

The key opportunities of the site include:

- within Shropshire's broad areas for minerals
- Could potentially contribute to providing employment in this area of Shropshire

The key constraints of this site include:

- The number of sensitive receptors in close proximity and in the prevailing wind – settlement of Tetchill is east of the site with properties adjacent to the site boundary
- listed buildings border the site
- Potential visual impact for settlement of Tetchill
- No known operator interest
- Difficult to currently access – narrow country lanes
- Majority of the site within flood zone 3
- Canal along western and northern boundaries and therefore site is partially allocated for Canalside development under saved local plan policies
- PROW runs through the site

Site lies on a major aquifer although is not located within a source protection zone.



**Site name: Land at Newnes**

**Grid Reference: SJ 385 338**

**Site submitted by: Carter Jonas submitted on behalf of Grosvenor Estate**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	1	Greenfield site
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site within grade 3
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Site currently partly agricultural land so likely to be restored to existing use.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	2	Landowner interest



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc) / lies outside Shropshire broad locations for minerals	2	Partially an allocated industrial area under local plan saved policy E2. Ellesmere Business Park. Within Shropshire broad areas for minerals though.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A495 runs through the site.
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	3	Access could be direct onto A495 and could be an extension of the access to the Business Park within the site boundary.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	A495 runs through the site and therefore avoids settlements.
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	2	Shropshire Union Canal 140m South





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	Business Park within site boundary. 2 cottages 180m West of site 2 farms adjacent to western site boundary Town of Ellesmere is adjacent to Eastern site boundary, with School approx 250m East.
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m		
			3. Individual or small group of dwellings/sensitive uses within 250m		
1. Village or town within 250m of the site	1	Town of Ellesmere adjacent to site.			
5. >1 km of the site boundary		5	>1 km of the site boundary		
3. Within 1 km of the site boundary					
1. Within the site					
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs) Special Protection Areas (SPAs) Ramsar	3. Site boundary is >5km of designation	2	Midland Meres & Mosses Phase 1 Ramsar 2.5Km Southeast Midland Meres & Mosses Phase 2 Ramsar 3.9Km East Midland Meres & Mosses Phase 1 Ramsar 4.1Km East Midland Meres & Mosses Phase 2 Ramsar 4.9Km Southeast
			2. Site boundary is within 2km-5km of designation		
			1. Site boundary is within 2km of designation		
			3. Site boundary is >3Km of designation		
	2. Site boundary is within 1-3Km of designation				
	1. Site boundary is within 1Km of designation				
	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs) National Nature Reserves (NNRs)	3. Site boundary is >3Km of designation	2	White Mere SSSI 2.5Km Southeast
2. Site boundary is within 1-3Km of designation					
		1. Site boundary is within 1Km of designation			



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	None within 500m
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	Over 2Km from AONB
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	70% principal timbered farmlands 30% principal settled farmlands Close to settlement and therefore likely to have moderate sensitivity to change.
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	1	Very exposed
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	1	Through the site



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Ellesmere Castle: A Motte and Bailey Castle Scheduled Monument 1Km East Moated Site and Associated Water Management Features Scheduled Monument 3Km North Listed buildings border the site
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	2	CA 600m Northeast
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	1	Approximately 15% of site within Flood Zone 1, with rest of site in Flood Zone 3.
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  1	Not located within SPZ  Within major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding zone



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	1	No information regarding amount and specific type of sand and gravel has been supplied. Understood to have not completed any detailed investigation.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	3	A5 8.5Km West
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Oswestry 8.9Km Southwest
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury&Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	3	Site within North Shropshire District
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
Total score				69	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

It is unknown when this will be worked.

School and dwellings in prevailing wind therefore potential effects of dust and noise.

Wood Lane quarry in Ellesmere area – south east of the site



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained	C
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located within North Shropshire, west of the town of Ellesmere. The site is currently in agricultural use and Ellesmere business park is within the site boundary. The landowner Grosvenor Estate is promoting this site however has not undertaken any detailed investigation of potential reserves.

The key opportunities of the site include:

- Good proximity to the strategic road network - adjacent to the A495 – access likely to be acceptable directly onto A495
- within Shropshire's broad areas for minerals
- Could potentially contribute to providing employment in this area of Shropshire

The key constraints of this site include:

- The number of sensitive receptors in close proximity and in the prevailing wind - properties and farms adjacent to the site boundary and school and properties in town of Ellesmere north east and therefore in the prevailing wind
- listed buildings border the site and there is a Conservation Area 600m north east
- Site is very exposed
- No known operator interest
- Would pass through town of Ellesmere if travelling east
- Majority of the site within flood zone 3

Site lies on a major aquifer although is not located within a source protection zone



**Site name: Land North of Elson**

**Grid Reference: SJ 388 366**

**Site submitted by: Carter Jonas submitted on behalf of Grosvenor Estate**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	1	Greenfield site
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site within grade 3
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Site currently agricultural land so likely to be restored to existing use.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	2	Landowner interest



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc) / lies outside Shropshire broad locations for minerals	1	Not allocated for incompatible use within saved planning policy. Lies outside Shropshire broad areas for minerals.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A528 runs adjacent to eastern site boundary
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	5	No current access. Potential for access directly onto the A528
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Likely routing would be direct onto A528 and therefore avoids settlements.
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	No alternative transport opportunities. Although a dismantled railway does run through northern section of site.





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification	
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	3 farms within site boundary A few properties in the settlement of Cross within 250m of site boundary. Isolated property within 100m of Southeast corner of the Site.	
			3. Within 100-250 m of sensitive receptor(s)			
			1. Within 100 m of sensitive receptor(s)			
			5. No dwellings or sensitive uses within 250m			
			3. Individual or small group of dwellings/sensitive uses within 250m	1	Small settlement of Cross within 250m	
			1. Village or town within 250m of the site			
		Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	>1 km of the site boundary	
			3. Within 1 km of the site boundary			
			1. Within the site			
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs)	3. Site boundary is >5km of designation	2	Midland Meres & Mosses – Phase 1 Ramsar 3.8Km South	
			2. Site boundary is within 2km-5km of designation			
			1. Site boundary is within 2km of designation			
			Special Protection Areas (SPAs)			Midland Meres & Mosses – Phase 1 Ramsar 4.3Km Southeast
			Ramsar			West Midlands Mosses SAC 4.3Km Southeast
						Midland Meres & Mosses – Phase 2 Ramsar 4.7Km Southeast
	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs)	3. Site boundary is >3Km of designation	3	None within 3km	
			2. Site boundary is within 1-3Km of designation			
		National Nature Reserves (NNRs)	1. Site boundary is within 1Km of designation			



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	None within 500m
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	Site boundary is >2 km from AONB
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	Principal timbered farmlands. Close to small settlements therefore moderate change.
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	2	Reasonably well concealed by existing topo / tree cover but exposed in places
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	1	PROW through site



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Moated Site & Associated Water Management features Scheduled Monument 1.1Km Northwest Ellesmere Castle: A Motte and Bailey Castle Scheduled Monument 2Km Southeast Listed buildings within 500m
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1Km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  3	Not located within SPZ  Outside major aquifer
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Partially within airfield safeguarding zone



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	1	No information regarding amount and specific type of sand and gravel has been supplied. Understood to have not completed any detailed investigation.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	3	A5 9.2Km West
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Oswestry 13Km West
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury&Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	3	Site within North Shropshire District
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
Total score				76	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

Wood Lane quarry in Ellesmere area – south east of the site



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained	C
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located within North Shropshire, north west of the town of Ellesmere and north of the village of Elson. The site is currently in agricultural use. The landowner Grosvenor Estate is promoting this site however has not undertaken any detailed investigation of potential reserves.

The key opportunities of the site include:

- Good proximity to the strategic road network - adjacent to the A528 – access may be able to be located directly onto the A528
- Links to the north west

The key constraints of this site include:

- outside Shropshire's broad areas for minerals
- properties and farms within the site boundary
- small settlement of Cross within 250m and listed buildings within 500m
- No known operator interest
- HGVs would pass through town of Ellesmere if travelling south

The site is partially located within an airfield safeguarding zone and is 3.8km from the Midland Meres and Mosses Ramsar site to the south.



**Site name: Haughton Farm**

**Grid Reference: SJ 406 359**

**Site submitted by: Carter Jonas submitted on behalf of Grosvenor Estate**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	1	Greenfield site
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site within grade 3
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Site currently agricultural land so likely to be restored to existing use.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	2	Landowner interest



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc) / lies outside Shropshire broad locations for minerals	2	Site is covered by saved policy L2 of Local Plan – Area of Environmental interest. Within Shropshire broad areas for minerals though.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	3	A528 750m West
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	3	Existing roads to access site although will require improvements.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	1	Routing to A528 will go through Ellesmere,
To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	No alternative transport opportunities although dismantled railway does run through the site.	





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification	
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	There is a farm development on the site. Town of Ellesmere adjacent to Site's Southwest corner. Further isolated properties adjacent to site's Eastern boundary.	
			3. Within 100-250 m of sensitive receptor(s)			
			1. Within 100 m of sensitive receptor(s)			
			5. No dwellings or sensitive uses within 250m			
			3. Individual or small group of dwellings/sensitive uses within 250m	1	Ellesmere within 250m	
			1. Village or town within 250m of the site			
		Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	>1 km of the site boundary	
			3. Within 1 km of the site boundary			
			1. Within the site			
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs)	3. Site boundary is >5km of designation	2	Midland Meres & Mosses Phase 1 Ramsar 2.4Km Southeast	
		Special Protection Areas (SPAs)	2. Site boundary is within 2km-5km of designation			
		Ramsar	1. Site boundary is within 2km of designation			
						West Midlands Mosses SAC 2.4KM Southeast
						Midland Meres & Mosses Phase 1 Ramsar 2.5Km South
						Midland Meres & Mosses Phase 2 Ramsar 3Km Southeast
					Midland Meres & Mosses Phase 2 Ramsar 4.7Km Northeast	
	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs)	3. Site boundary is >3Km of designation	2	Clarepool Moss SSSI 2.4Km Southeast	
			2. Site boundary is within 1-3Km of designation			
			1. Site boundary is within 1Km of designation			
		National Nature Reserves (NNRs)			White Mere SSSI 2.5Km South	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs)	3. Site boundary is >500 m from designation	2	Spout Wood Ancient replanted woodland 470m Northwest Shropshire wildlife site located on southern border
		Ancient Woodland	2. Site boundary is within 500 m of designation		
		Regionally Important Geological Sites (RIGS)	1. Within the site		
		Sites of importance for nature conservation (SINCs)			
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation	3	Site boundary is >2 km from designation
		2. Site boundary is between 500 m and 2 km of designation			
		1. <500m from the site boundary			
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change	2	95% principal timbered farmlands 5% principal settled farmlands. Close to settlement so moderate sensitivity.
		2. Local landscape is considered likely to have moderate sensitivity to change			
		1. Local landscape is considered likely to have high sensitivity to change			
		Topography	3. Site is concealed from views	2	Can be viewed from number of residential properties although large site. Reasonably well screened due to undulating topography and trees to the south
		2. Site is partly exposed to views			
		1. Site is open / exposed to views			
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary	1	PROW runs through the site
			2. Within 250 m of site boundary		
			1. Within the site		



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Ellesmere Castle: A Motte and Bailey Castle Scheduled Monument 750m Southwest Listed buildings within 500m
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	2	CA adjacent to Southwest corner of Site
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  1	Not located within SPZ  Partially within major aquifer.
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding zone



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	1	No information regarding amount and specific type of sand and gravel has been supplied. Understood to have not completed any detailed investigation.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	1	A5 13Km West
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Oswestry 14Km West
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury&Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	3	Within North Shropshire District
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
Total score				62	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

It is unknown when this resource would be worked.

Sensitive receptors and designations adjacent to the site and settlement of Ellesmere would experience HGV traffic to access SRN.

Wood Lane quarry in Ellesmere area – south east of the site



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained	D
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located within North Shropshire north east of the town of Ellesmere. The site is currently in agricultural use. The landowner Grosvenor Estate is promoting this site however has not undertaken any detailed investigation of potential reserves.

The key opportunities of the site include:

- Within Shropshire's broad areas for minerals

The key constraints of this site include:

- Site is within an Area of Environmental interest covered by saved policy L2 from North Shropshire District Council Local Plan
- Town of Ellesmere is adjacent to the southwest
- wildlife site borders the southern boundary
- PROW crosses the site
- Scheduled monuments and listed buildings within 1km
- Routing for access likely to pass through Ellesmere to access strategic road network
- Over 15km from main transport routes.

Located in close proximity to Wood Lane quarry



**Site name: Land East of Cockshutt**

**Grid Reference: SJ 445 289**

**Site submitted by: Tudor Griffiths Group**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	1	Greenfield site
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site is part in grade 3, part in grade 4
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Operator not stated restoration. Currently used for agriculture therefore would assume existing use is restored.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Mineral operator interest for extraction. TGG appear to control the landholding.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc) / lies outside Shropshire broad locations for minerals	3	Not allocated for incompatible use in saved planning policy. Lies within Shropshire broad areas for minerals
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	5	A528 <50m West of site boundary
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	5	No existing access except the road that runs into the North of the site. Likely to be acceptable access onto the A528
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	5	Likely routing would be directly onto the A528 if access can be achieved.
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	No alternative transport opportunities





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification	
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	Properties within 100m from Northern site boundary. Properties within 250m from North, Northeast, West & southern boundaries.	
			3. Within 100-250 m of sensitive receptor(s)			
			1. Within 100 m of sensitive receptor(s)			
			5. No dwellings or sensitive uses within 250m			
			3. Individual or small group of dwellings/sensitive uses within 250m	1	Village of Cockshutt within 250m of Western site boundary.	
			1. Village or town within 250m of the site			
		Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	>1 km of the site boundary	
			3. Within 1 km of the site boundary			
			1. Within the site			
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs)	3. Site boundary is >5km of designation	1	Midland Meres & Mosses Phase 2 Ramsar 450m Northwest	
			2. Site boundary is within 2km-5km of designation			
			1. Site boundary is within 2km of designation			
			Special Protection Areas (SPAs)			Midland Meres & Mosses Phase 2 Ramsar 700m East
			Ramsar			Midland Meres & Mosses Phase 2 Ramsar 3.8Km North
						Midland Meres & Mosses Phase 1 Ramsar 4.5Km Northwest
	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs)	3. Site boundary is >3Km of designation	1	Sweat Mere & Crose Mere SSSI 450m Northwest Brownheath Moss SSSI 700m East	
			2. Site boundary is within 1-3Km of designation			
		National Nature Reserves (NNRs)	1. Site boundary is within 1Km of designation			



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	None within 500m
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	Site boundary is >2 km from AONB
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	50% estate farmlands 20% principal settled farmlands 30% lowland moors Close to small settlements and farmsteads.
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	2	Very well screened to the west with tree planting – east of the site far more exposed
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	1	PROW run through site



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Stanwardine Moated Site and Associated Fishpond Scheduled Monument 1.2Km Southwest Motte castle on the North Bank of Crose Mere Scheduled Monument 1.2Km Northwest Moated Site 320m North East of Petton Patton Church Scheduled Monument 1.6Km South Several listed buildings in close proximity
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1Km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	<5% of site is within Flood Zone 3. The rest is within Flood Zone 1.
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  3	Not located within SPZ  Outside major aquifers
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding zone



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations	1	Operator suggests good potential for sand and gravel however no investigations have taken place, No information regarding amount of resource.
			2. The amount and type of resources has been provided with no indication of how this has been derived		
			1. The amount and type of resources has not been provided		
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443	5. Within 5km of main transport routes	1	A5 15Km West
			3. 5-10km of main transport routes		
			1. >10km of main transport routes		
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns	5	Oswestry 18Km West
			3. 20-30km of Principal Towns		
			1. >30 km of Principal Towns		
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury&Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County	3	Within North Shropshire District
			2. The site is located within a district of moderate unemployment when compared with other districts in the County		
			1. The site is located within a district of low unemployment when compared with other districts in the County		
Total score				74	



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
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**Notes**

Site close to Wood Lane quarry to the north

Dwellings in close proximity and diversion required for PROW

Unknown when this would be worked.



## Overall Site Grading

Grading	Grade	
A. Site is relatively unconstrained B. Site has a number of constraints which can be overcome through appropriate mitigation C. Site has significant constraints site is unlikely to be suitable for mineral working	B	
<b>Commentary</b>		
<p>This site is located within North Shropshire in a rural location east of the village of Cockshutt and west of English Frankton. The site is in agricultural use. The Tudor Griffiths Group is promoting this site however has not undertaken any detailed investigation of potential reserves. The site covers a large area and therefore could be refined to reduce impacts.</p> <p>The key opportunities of the site include:</p> <ul style="list-style-type: none"><li>• There is operator and landowner interest</li><li>• Within Shropshire's broad areas for minerals</li><li>• Good location to strategic road network, site could have direct access on to A528 50m west</li></ul> <p>The key constraints of this site include:</p> <ul style="list-style-type: none"><li>• Properties within 100m and village of Cockshutt 250m west</li><li>• Biodiversity sites in close proximity – Ramsar and SSSI 450m south</li><li>• PROW crosses the site</li><li>• Scheduled monuments and listed buildings within 500m</li><li>• Over 15km from main transport routes.</li></ul> <p>Located in close proximity to Wood Lane quarry</p>		



**Site name: Land North of English Frankton**

**Grid Reference: SJ 452 308**

**Site submitted by: Tudor Griffiths Group**

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Land Use</b>	To maximise existing infrastructure	Land currently sand & gravel use	3. Extension to existing sand and gravel site 2. Inactive mineral sites 1. Greenfield site without any infrastructure	1	Greenfield site
	To protect best and most versatile agricultural land	Agricultural land quality	3. Site not within grades 1, 2, 3 2. Site within grade 3 1. Site within grade 1, 2	2	Site within grade 3/4
	To prevent inappropriate development in the countryside	Green belt	3. Site is not within the greenbelt 2. Site is partly within the greenbelt 1. Site is within the greenbelt	3	Site is not within the greenbelt
<b>Deliverability and future opportunities</b>	To maximise benefits post extraction	Potential afteruse and restoration	3. Site is likely to have potential for biodiversity or recreational after use 2. Site is likely to be restored to agricultural land	2	Operator not stated restoration. Currently used for agriculture therefore would assume existing use is restored.
	To allocate available sites	Site ownership/ availability	3. Mineral operator proposes site for extraction and known landowner support 2. Landowner supports extraction but has yet to gain mineral operator interest or mineral operator interest but has yet to gain landowner support. 1. Landowner resistant to mineral extraction	3	Mineral operator interest for extraction. TGG appear to control the landholding.



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Accessibility</b>	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc) / lies outside Shropshire broad locations for minerals	1	Not allocated for incompatible use in saved planning policy. Vast majority of site outside Shropshire broad areas for minerals.
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN	1	A528 >2 Km West
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access	1	Road crosses the site from the South that could provide access. Another road runs adjacent to eastern boundary. Very narrow unclassified roads though.
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN	3	Likely routing to SRN passes through small settlements of English Frankton and Cockshutt
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities	1	No alternative transport opportunities





Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Amenity</b>	To minimise potential detrimental impacts of: <ul style="list-style-type: none"> <li>Noise</li> <li>Air quality/ dust</li> <li>Lighting</li> </ul>	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	5. >250m of sensitive receptor(s)	1	Residential properties within site and adjacent West.
			3. Within 100-250 m of sensitive receptor(s)		
			1. Within 100 m of sensitive receptor(s)		
			5. No dwellings or sensitive uses within 250m		
			3. Individual or small group of dwellings/sensitive uses within 250m	3	Individual buildings within and adjacent to the site.
			1. Village or town within 250m of the site		
		Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary	5	>1 km of the site boundary
			3. Within 1 km of the site boundary		
			1. Within the site		
<b>Nature Conservation</b>	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs)	3. Site boundary is >5km of designation	1	Midland Meres & Mosses Phase 2 Ramsar 50m South
			2. Site boundary is within 2km-5km of designation		
			1. Site boundary is within 2km of designation		
			Special Protection Areas (SPAs)		
		Ramsar			Midland Meres & Mosses Phase 1 Ramsar 3.1Km North
					Midland Meres & Mosses Phase 2 Ramsar 2.8Km North
					West Midlands Mosses SAC 2.8Km North
					Midland Meres & Mosses Phase 2 Ramsar 3.5Km Northeast
					Fenn's, Whixall, Bettisfield, Wem & Cadney Mosses SAC 3.5Km Northeast



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Landscape and Visual</b>	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs) National Nature Reserves (NNRs)	3. Site boundary is >3Km of designation 2. Site boundary is within 1-3Km of designation 1. Site boundary is within 1Km of designation	1	Brownheath Moss SSSI 50m South Sweat Mere & Crose Mere SSSI 700m West Cole Mere SSSI 1.8Km North Clarepool Moss SSSI 2.8Km North
	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	3	None within 500m
	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	Site boundary is >2 km from AONB
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	Principal settled farmlands – likely to have moderate sensitivity given local receptors.
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	2	Tree cover and topography of the site screens in places



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Cultural Heritage</b>	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	1	PROW runs through site
	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	1	Stanwardine Moated Site and Associated Fishpond Scheduled Monument Motte castle on the North Bank of Crose Mere Scheduled Monument Moated Site 320m North East of Petton Patton Church Scheduled Monument Listed building within site
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g. archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	3	None within 1Km
<b>Water Environment</b>	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)  Aquifers	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)  3. Outside major aquifers 1. Within major aquifer	3  3	Not located within SPZ  Outside major aquifer



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Airfield Safeguarding Zones</b>	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding
<b>Quality of Resource</b>	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations 2. The amount and type of resources has been provided with no indication of how this has been derived 1. The amount and type of resources has not been provided	1	Operator suggests good potential for sand and gravel however no investigations have taken place, No information regarding amount of resource.
<b>Relative Location of Markets</b>	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A443  Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 5km of main transport routes 3. 5-10km of main transport routes 1. >10km of main transport routes  5. Within 20 km of Principal Towns 3. 20-30km of Principal Towns 1. >30 km of Principal Towns	1    3	A5 18Km West    Oswestry 20.7Km West



Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
<b>Employment</b>	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury&Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the County 2. The site is located within a district of moderate unemployment when compared with other districts in the County 1. The site is located within a district of low unemployment when compared with other districts in the County	3	Within North Shropshire District
Total Score				62	

**Notes**

Ramsar and SSSI in close proximity  
 Site close to Wood Lane quarry to the north  
 Dwellings within the site and in close proximity and diversion required for PROW  
 Unknown when this would be worked.



## Overall Site Grading

Grading	Grade
A. Site is relatively unconstrained	D
B. Site has a number of constraints which can be overcome through appropriate mitigation	
C. Site has significant constraints	
D. Site is unlikely to be suitable for mineral working	

### Commentary

This site is located within North Shropshire in a very rural location north of the hamlet of English Frankton. The site has areas of woodland and is in agricultural use. The Tudor Griffiths Group is promoting this site however has not undertaken any detailed investigation of potential reserves.

The key opportunities of the site include:

- There is operator and landowner interest

The key constraints of this site include:

- The majority of site is outside Shropshire's broad areas for minerals
- The site is difficult to access due to narrow roads with the SRN over 2km and likely routing passing through villages
- Biodiversity sites in close proximity – Ramsar and SSSI 50m south
- PROW crosses the site
- Scheduled monuments within 500m
- Distance to market - located over 15km from principal towns and main transport routes

Located in close proximity to Wood Lane quarry



## Appendix B Members Workshop Feedback



# Entec

*Creating the environment for business*



## Appendix B



## **Assessing sand and gravel sites for allocation in Shropshire and Telford and Wrekin**

### **Members Workshop: Feedback**

**Date:** 25<sup>th</sup> January 2010

**Venue:** Oswestry Room, Shirehall, Shrewsbury

**Time:** 12:30pm-3:30pm

#### **Attendance**

Adrian Cooper, Team Leader, Environment Policy, Shropshire Council  
Sally Hall, Development and Planning Services Manager, Telford and Wrekin Council  
Ian Cromie, Technical Director, Entec UK Ltd  
Clare Heeley, Senior Consultant, Entec UK Ltd  
Malcolm Bell, Minerals and Waste Planning Manager, Shropshire Council  
Nick Taylor, Assistant Director (Strategy & Development), Shropshire Council  
Councillor Tim Barker, Shropshire Council  
Councillor Gerald Dakin, Shropshire Council  
Councillor Pauline Dee, Shropshire Council  
Councillor Roger Evans, Shropshire Council  
Councillor Roger Hughes, Shropshire Council  
Councillor Liz Parsons, Shropshire Council  
Councillor Charles Smith, Borough of Telford & Wrekin Council  
Councillor Martin Taylor-Smith, Shropshire Council  
Councillor Gordon Tonkinson, Shropshire Council  
Councillor Tina Woodward, Shropshire Council

#### **1. Introduction and planning context**

Adrian Cooper opened the workshop with a presentation setting out the planning policy context for undertaking the assessment of potential sand and gravel sites. The objective of the workshop was to develop a consistent approach to the assessment of sites across the area administered by the two councils. The overall minerals context was described, highlighting the fact that the Shropshire sub region has a variety of nationally, regionally and locally important minerals. The emerging regional policy context was discussed in relation to potential changes in the apportionment target for sand and gravel aggregates in the Shropshire sub region for the period 2005 to 2020. The need to replace the saved Minerals Local Plan policies with up to date policies in the respective Local Development Frameworks and provide a 7 year land bank for sand and gravel was also highlighted. Attendees were informed that interested parties such as mineral operators and landowners had submitted sites as part of a 'call for mineral sites' by both Councils in December 2009. These sites are the ones which will be assessed using the criteria and weightings discussed at the workshop .

Supported by Sally Hall, Adrian responded to comments and queries raised by members regarding current technical work in the West Midlands region to develop revised mineral apportionment targets. It was commented that revised targets are still to be confirmed and will inevitably need to be realistic for the supply and demand of the market. It was noted that sand and gravel does not travel very far and it is not cost effective to transport it over large distances. It was noted that although broad areas for potential sand and gravel extraction had been identified for the Shropshire Core Strategy, no sand and gravel sites had yet been allocated and the purpose of the workshop was to discuss and agree the methodology for selecting and assessing sites which may be allocated if there was a need.

## **2. Sand and gravel assessment – outlining the proposed approach**

Ian Cromie and Clare Heeley from Entec presented the proposed approach to the assessment. The presentation explained that sites submitted as part of a 'call for sites' from interested parties would be used as part of the assessment and there would be an initial sieve for sites within international and national designations. The Area of Outstanding Natural Beauty and biodiversity sites of international and national importance were illustrated as examples of such designations. Sites found within these designations would be excluded from further assessment.

Sites remaining would be subject to a detailed site assessment which would use numerically weighted indicators to test and score the sites against headline criteria and associated objectives. The criteria and objectives are derived from national planning policy particularly Minerals Policy Statement 1: Planning and Minerals. It was explained that the assessments would be carried out using readily available desk based sources of information including Geographic Information System mapping and relevant studies already carried out by Shropshire Council and Telford and Wrekin Council. Site visits will also be made to verify information but with no specialist input, for example from transport planners or landscape architects.

It was also noted that each site will also be qualitatively appraised and graded considering all the scores against the objectives and criteria. This will ensure that the numerical weighting does not mask overall key opportunities and constraints to enable a reasonable balanced conclusion to be made with a detailed audit trail.

## **3. Breakout sessions: Discussing and testing the weighting of the criteria**

Those attending the workshop were split into two groups to discuss and test the weighting of the criteria. The aim of the breakout sessions was to go through how the methodology would be applied and also to justify the proposed weightings and determine any refinements in accordance with relevant planning policy. This included looking at some example sites on maps showing nearby designations. Overall the groups felt that the criteria, objectives and proposed weightings were reasonable and the approach would determine site suitability in terms of opportunities and constraints for sand and gravel extraction.

Specific feedback received from group discussions included the following and Entec's response to this in terms of changes in approach is provided:

Group discussion feedback	Changes to the approach
To reduce confusion reverse the weighting with sites getting a low numerical weighting if they do not perform well (1) and high numerical weighting if they perform well (3);	Noted and changed for all weightings.
Extensions to existing sites were not always viewed as suitable due to historic sites being in locations for a long period of time and before land use planning was introduced. However, it was felt that to achieve the objective 'to maximise existing infrastructure' the weighting to distinguish existing and new sites was sensible. Also suggested that inactive sites be weighted as 2;	Added inactive sites as weighting of 2
Amend the weighting for the objective 'to maximise benefits post extraction' under the 'land use' criterion. Sites likely to be restored to agricultural land should be weighted as 2 as it was felt this was still a beneficial after use and sites could still be restored to original grading. It was considered that this after use was not as beneficial if the site were to have biodiversity or recreational after uses though	Noted and changed accordingly.
The issue of whether it could be determined if tenants of any sites proposed were supportive of minerals development was discussed. It was felt that this was not a planning issue.	It would be difficult to obtain this information within the timeframe for the assessment.
Under the objective 'to reduce planning risk' incompatible uses would also include food production and employment land uses not just housing	We will consider this when undertaking the assessment.
It was felt that employment opportunities generated by the working of sites was not captured in the assessment however it was noted that this was potentially difficult to do and there is the possibility that mineral operators would not employ a local workforce. It was suggested that this could be captured based on knowing the unemployment rate of the ward within which each site is located. If a site is located in a ward which has a high unemployment rate compared with others wards it would be weighted higher than a site within a ward which had a low unemployment rate.	We will include the objective 'provide employment opportunities to meet local needs' and weight it according to the ward level unemployment statistics.

Group discussion feedback	Changes to the approach
It was suggested information regarding the potential phasing of extraction should be collected and provided as information about the site in the overall site summary	Noted and will include where this is provided by operators/landowners.
View that more weight should be given within the assessment for accessibility, relationship to market, resource quality, amenity and transport. Specifically for accessibility give a stretched weighting for the first 3 objectives (e.g up to 5) lower weighting for alternative forms of transport;	We will amend the weightings for these headline criteria by increasing them to 5 to distinguish between other criteria and objectives.
Nature conservation - is there a potential to build in another level of criteria – 250m is still close	We will increase distances for national and local nature conservation sites.
Landscape and visual – visibility from the AONB is key not just distance / topography – line of sight	We will try to incorporate this into our site visit assessment where this is applicable to the site however it may be difficult to capture. Topography is captured in terms of whether the site is screened or open/exposed.
Air quality – would be possible to consider locations relative to the prevailing wind?	We will try to capture this information in our site visit assessment and include under the amenity criterion.
PROWs – can we consider if easily diverted or enhanced	We will try to capture this information in our site visit assessment if possible and provide information in the site summary.
Cultural heritage – no threshold for 500m – 1 km –the same threshold /weighting as AONB was requested but there was no agreement on this – concern about overall number of scheduled sites	Noted and we will amend accordingly however we think the distance is sufficient given the number of these designations.
Water – overall should be a low weighting – not necessarily a constraint – opportunity for additional flood storage for example	Although there are opportunities, national policy justification suggests that development in higher flood zones and areas of higher groundwater vulnerability should be avoided and a sequential approach to allocating sites should be undertaken. Therefore the weightings should remain as suggested.
Airfields – should include MOD sites	Noted and will consider.
Cumulative impact should be an issue – eg a number of sites in the same area	This can be brought out in the site summary as part of general information regarding the site



Group discussion feedback	Changes to the approach
	context if this information is readily available and known.
Accessibility – in terms of the SRN need to define – also the issue is passing residential areas on way to SRN	The SRN is provided as a mapping layer and defined by the Councils. Under the accessibility criterion the routing is picked up under one of the objectives. Will amend the weighting to ensure thresholds cover the issue of passing residential areas on the way to SRN.

#### 4. Next steps

Entec will incorporate the feedback from the discussions and refine the assessment matrix as detailed above. Site assessments will be undertaken in the coming weeks and a final report detailing the results will be provided to the Councils at the end of February 2010.