

## Background Evidence: Mineral Sites Assessment

### Mineral Planning

National guidance requires Shropshire Council to maintain an adequate and steady supply of sand and gravel during the Plan period and our evidence base indicates that we need to allocate additional sites within the broad locations identified in Core Strategy Policy CS20 to achieve this.

The minerals industry and landowners were asked to nominate potential future sites for sand and gravel working in Shropshire. Shropshire Council and Telford & Wrekin Council then jointly commissioned consultants to the assessment of these sites. *Assessing Sand and Gravel Sites for Allocation in the Shropshire Sub-Region (Entec 2010)* applies a standardised, desk based site assessment process to potential sites for future sand and gravel working. The study generated a ranked list of preferred sites for allocation to deliver the sub-regional apportionment. A copy of the study is available on the Council's website:

<http://www.shropshire.gov.uk/planningpolicy.nsf/open/8D872FED5AC69AB080257922004CC925>

The assessment work in the consultant study supersedes assessment completed for other uses under Stage 1 and has both informed and been supplemented by sustainability appraisal using an approach which is consistent with that applied to potential sites for other uses such as housing (Stage 2a) and by more detailed assessment under Stage 2b. The assessment sheets for these stages for all the potential sites are provided below.

## Background Evidence: Mineral Sites Assessment

### Summary Sheet:

Site Ref	Site Name	Preferred Option?	Comments
M6	Aston	No	Greenfield site with significant constraints, including access and sensitive adjacent uses in the prevailing wind.
M12	Bridgwalton	<b>Yes</b>	
M8	Buildwas	No	Greenfield site with significant constraints arising from close proximity to biodiversity and heritage designations
M19	Cannebuff	<b>Yes</b>	
M18	Cockshutt	No	Greenfield site with significant constraints arising from close proximity to a village and international biodiversity designations
M13	Colemere Woods	No	Exposed greenfield site with significant constraints arising from close proximity to residential property and biodiversity designations
M16	Elson	No	Greenfield site with unproven reserves and significant constraints arising from sensitive receptors within the site boundary
M19	Frankton	No	Greenfield site with unproven reserves and significant constraints arising from poor access and potential impacts on biodiversity designations
M10/11	Gonsal	<b>Yes</b>	
M17	Haughton Farm	No	Greenfield site with sensitive receptors and designations adjacent to the site and settlement of Ellesmere would experience HGV traffic to access SRN
M7	Limpit Hill	No	Very exposed Greenfield site outside Shropshire's broad areas for minerals and with significant constraints including difficult to access due to narrow roads with the SRN over 5km and likely routing passing through villages
M3	Moreton Corbet	No	Greenfield site with no infrastructure and significant constraints, including uncertainty around deliverability as a result of no known operator interest.
M1	Morville	<b>Yes</b>	
M15	Newnes	No	Greenfield site. Better alternatives available. Site has significant constraints including school and dwellings in prevailing wind therefore potential effects of dust and noise
M9	Tern Hill	<b>Yes</b>	
M14	Tetchill	No	Greenfield site with significant constraints, including poor access, flood risk and the number of sensitive receptors in close proximity and in the prevailing wind
M2	Tong	No	Greenfield site in the Green Belt with significant constraints, including Sensitive receptors and national cultural heritage assets close to the site.
M4/5	Wood Lane	<b>Yes</b>	

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M6		Site Name: Aston		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M6		Site Name: Aston		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Wildlife Site on eastern boundary
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M12		Site Name: Bridgwalton		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M12		Site Name: Bridgwalton		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	Park & Garden 300m east
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M8		Site Name: Buildwas		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	

## Background Evidence: Mineral Sites Assessment

Site ref: M8		Site Name: Buildwas		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SSSI's within 500m, Ancient woodland within 500m, site borders a RIGS
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M19		Site Name: Cannebuff		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M19		Site Name: Cannebuff		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Ancient Woodland buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	<5% in Zone 3. Minerals sites can provide opportunity for net benefit for flood management.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Most grade 3, part grade 2
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M18		Site Name: Land East of Cockshutt		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M18		Site Name: Land East of Cockshutt		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	RAMSAR sites within 1km, SSSI within 500m
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	<5% in Zone 3. Minerals sites can provide opportunity for net benefit for flood management.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Part grade 3, part grade 4
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M13		Site Name: Colemere Woods		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M13		Site Name: Colemere Woods		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	RAMSAR within 1km, SSSI within 500m, Wildlife site immediately adjacent
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M16		Site Name: Land North of Elson		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M16		Site Name: Land North of Elson		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M19		Site Name: Land North of English Frankton		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	

## Background Evidence: Mineral Sites Assessment

Site ref: M19		Site Name: Land North of English Frankton		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	RAMSAR sites within 1km, SSSI within 500m
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Part grade 3, part grade 4
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M10		Site Name: Gonsal North		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M10		Site Name: Gonsal North		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Park & Garden 100m east
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M11		Site Name: Gonsal South		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M11		Site Name: Gonsal South		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Park & Garden 300m east
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M17		Site Name: Haughton Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M17		Site Name: Haughton Farm		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	PAWS 470m, Wildlife site adjacent
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M7		Site Name: Limpit Hill		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M7		Site Name: Limpit Hill		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M3		Site Name: Moreton Corbet		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	

## Background Evidence: Mineral Sites Assessment

Site ref: M3		Site Name: Moreton Corbet		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M1		Site Name: Morville Quarry		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M1		Site Name: Morville Quarry		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M15		Site Name: Land at Newnes		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M15		Site Name: Land at Newnes		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M9		Site Name: Tern Hill		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M9		Site Name: Tern Hill		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Wildlife site 200m east
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M14		Site Name: Land West of Tetchill		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
▪ an outdoor sports facility	-/0	n/a		
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M14		Site Name: Land West of Tetchill		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M2		Site Name: Vauxhall Farm, Tong		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	

## Background Evidence: Mineral Sites Assessment

Site ref: M2		Site Name: Vauxhall Farm, Tong		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M5		Site Name: Wood Lane North		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M5		Site Name: Wood Lane North		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	RAMSAR sites within 1km, SSSI within 500m
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

Site Assessment: Stage 2a		Settlement: Minerals		
Site ref: M4		Site Name: Wood Lane South		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	n/a	Bus services not relevant to minerals
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to minerals
3a	<b>Site wholly or partly within:</b>			Open space provision not relevant to minerals
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	<b>Site more than 480m from:</b>			Open space provision not relevant to minerals
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

## Background Evidence: Mineral Sites Assessment

Site ref: M4		Site Name: Wood Lane South		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	n/a	Site is for mineral development

## Background Evidence: Mineral Sites Assessment

### Notes

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. and 3. Designated sites and their buffer zones

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

4. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

## Background Evidence: Mineral Sites Assessment

<b>Site Ref: M6</b>	<b>Site Name: Aston</b>
<b>Size (ha)</b>	65
<b>Indicative capacity</b>	n/a
<b>General location</b>	SW of A5 near Queen's Head
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	agricultural
<b>Topography</b>	Gently undulating topography.
<b>Adjoining land uses and boundary features</b>	<ul style="list-style-type: none"> <li>• 1 property approx 50m West</li> <li>• Golf course adjacent to Northeast site boundary</li> <li>• Aston Hall 300m North</li> <li>• Aston Mill 300m West</li> <li>• 1 property within 250m</li> </ul>
<b>Local highway capacity/ constraints</b>	Good proximity to SRN - site is 650m south west of the A5, but 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. Canal is adjacent to the site in the south however it is unknown whether access is possible or transport viable.
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	The site is well screened. Local landscape is considered likely to have moderate sensitivity to change
<b>Planning history or designations</b>	Countryside
<b>Land ownership, land agreements and delivery statements</b>	TG Group, operator interest
<b>Access to services/employment areas</b>	Good links to a main transport route and within 10km of Oswestry market.
<b>Other constraints</b>	Entec Score 75C, PROW crosses western edge of site
<b>General site related benefits</b>	restoration is to agriculture
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Within Shropshire broad locations for sand and gravel
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• Bromwich Park Moated Site and formal Garden Remains Scheduled Monument 480m Southwest</li> <li>• Motte Castle at Hisland Scheduled Monument 850m Northwest</li> <li>• Motte Castle Adjacent to St Michael's Church Scheduled Monument 1.1Km Southeast</li> <li>• Listed Buildings less than 500m</li> </ul>

## Background Evidence: Mineral Sites Assessment

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Biodiversity</b>	<ul style="list-style-type: none"> <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; Shropshire Wildlife Site located on eastern boundary over the canal;</li> <li>• Adjacent to Montgomery Canal SSSI and appears to include habitat restoration areas adjacent to the SSSI, including water bodies. Hydrology would be a limiting factor as a stream crosses the site, and surface drainage of the site could well feed the habitat restoration area and canal. Areas of woodland, trees and hedges would also be lost. I would not recommend this site to go forward unless the reserve areas can be excluded and hydrological studies clearly show no adverse impact on the SSSI and associated restored habitats.</li> <li>• Survey required for: Bats, Great Crested Newts, Water Voles, Reptiles, Birds, Otter, White clawed crayfish, botanical;</li> <li>• Working this site would damage the network. If permission was granted the restoration plan would have to focus on this.</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT - strong field pattern with numerous internal hedgerows, mature field trees and broadleaved woodland. Water course through middle of site.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Water course In Site Flood zone 3 cuts through site, approximately 5% of site area. Majority of the site is flood zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Located on a major aquifer >= 25% <50% site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on a designated wildlife site and for flood risk issues. More detailed assessment highlights some significant constraints including the poor quality of the road access and the potential for adverse impacts on a range of natural and historic environment designations. Overall sustainability of the site for housing is judged to be poor.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No – Greenfield site with significant constraints, including access and

## Background Evidence: Mineral Sites Assessment

	sensitive adjacent uses in the prevailing wind.
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### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

<b>Site Ref: M12</b>	<b>Site Name: Bridgwalton</b>
<b>Size (ha)</b>	15.63
<b>Indicative capacity</b>	1.5mt
<b>General location</b>	SW of Bridgnorth and SE of Morville
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	grade 3 agricultural land
<b>Topography</b>	Site is partly exposed to views Site benefits from some screening measures already in place however further screening likely to be required
<b>Adjoining land uses and boundary features</b>	Individual dwellings within/adjacent to the site.
<b>Local highway capacity/ constraints</b>	Existing access from North – planning to widen the unclassified road used to access A458 under the existing applications. Routing to A458 avoids settlements. No alternative transport opportunities
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have low sensitivity to change. Site boundary is >2 km from AONB. Site benefits from some screening measures already in place however further screening likely to be required
<b>Planning history or designations</b>	Countryside
<b>Land ownership, land agreements and delivery statements</b>	Salop S&G, operator interest
<b>Access to services/employment areas</b>	n/a
<b>Other constraints</b>	Entec Score 75C, PROW crosses western edge of site
<b>General site related benefits</b>	restoration is to agriculture
<b>Transport and Highways related benefits</b>	Further improvements to the unclassified road used to access A458 may be required.
<b>Strategic fit</b>	Within Shropshire broad locations for sand and gravel
<b>Other relevant information</b>	n/a

## Background Evidence: Mineral Sites Assessment

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	Listed buildings just over 500 m away
<b>Biodiversity</b>	Devil's Hole, Morville SSSI 900m West Thatcher's Wood & Westwood Covert SSSI 1.9Km Southeast, Shropshire wildlife site within 500m to the south west
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary hedgerows and trees. Established woodland to north-east of site to be retained if feasible.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Flood zone 3 cuts through site, approximately 5% of site area. Majority of the site is flood zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Located on a major aquifer
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential loss of best and most versatile agricultural land. More detailed assessment highlights the need for further work to assess and control potential impacts on nearby natural and historic environment designations. Overall sustainability of the site for housing is judged to be fair.

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, as well helping to meet cross boundary needs. Phasing will be required to ensure that cumulative impacts from the simultaneous working of this extension with the nearby Morville Quarry extension are avoided.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes
<b>If Yes, Key Development Issues from Assessment</b>	<ul style="list-style-type: none"> <li>• Further screening likely to be required;</li> <li>• Potential for wildlife benefits on restoration;</li> <li>• Established woodland to north-east of site to be retained if feasible;</li> <li>• Further improvements to the unclassified road used to access A458 may be required.</li> </ul>

## Background Evidence: Mineral Sites Assessment

<b>Site Ref: M8</b>	<b>Site Name: Buildwas</b>
<b>Size (ha)</b>	17
<b>Indicative capacity</b>	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>General location</b>	South of River Severn, East of Buildwas Abbey, west of Ironbridge
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	grade 3 agricultural land
<b>Topography</b>	Land rises to the south-east
<b>Adjoining land uses and boundary features</b>	1 property adjacent to Southeast boundary Power Station 200m East Roman Abbey 300m Northwest
<b>Local highway capacity/ constraints</b>	Potential to use existing access for quarry off an access road to the north off the A4169. Likely routing avoids settlements and would use the A4169. Buildwas Junction railway station 250m East of site
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Site generally well screened – potentially viewable from the north. Local landscape is considered likely to have moderate sensitivity to change Shropshire Hills AONB 90m Northwest
<b>Planning history or designations</b>	n/a
<b>Land ownership, land agreements and delivery statements</b>	Harry Price S&G, operator interest
<b>Access to services/employment areas</b>	Good access to local markets
<b>Other constraints</b>	Entec Score 83C, PROW crosses site
<b>General site related benefits</b>	agricultural restoration- Backfilling with dry inert waste materials
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Within Shropshire broad locations for sand and gravel. Good access to SRN / local markets
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• Buildwas Abbey Scheduled Monument and listed building 180m Northwest</li> <li>• Ironbridge Gorge World Heritage Site 1.2Km East</li> </ul>

## Background Evidence: Mineral Sites Assessment

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>• Buildwas Sand Quarry SSSI sits on Northern site boundary</li> <li>• Tickwood &amp; Benthall Edges SSSI 50m South</li> <li>• Buildwas Sand Quarry SSSI 80m Northwest</li> <li>• Buildwas River Section SSSI 550m Northwest</li> <li>• Lydebrook Dingle SSSI located c.2km Northeast</li> <li>• Tick Wood Ancient &amp; Semi-Natural Woodland 50m South</li> <li>• Banghams Wood Ancient replanted woodland 300m Southeast</li> <li>• Site borders a RIGS</li> <li>• Further RIGS located 1.7Km West</li> <li>• Great Crested Newts present in Power Station site to east.</li> <li>• Any restoration should aim to enhance the Environmental Network.</li> <li>• Survey required for Great Crested Newts, Dormouse Reptiles, Birds</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary hedgerows and trees and woodland adjacent to north-east boundary.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	site is flood zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Outside major aquifer
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for its close proximity to a range of natural and historic environment designations and for potential loss of best and most versatile agricultural land. The site scores positively for low flood risk. More detailed assessment highlights the fact that, whilst the site is generally well screened and has good access to local markets, it borders or is in close proximity to a large number of natural and historic environment designations. Expansion of the existing site has significant potential to cause adverse impacts on these sites. Overall sustainability of the site for housing is judged to be poor.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No – Greenfield site with significant constraints arising from close proximity to biodiversity and heritage designations

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Background Evidence: Mineral Sites Assessment

<b>Site Ref: M19</b>	<b>Site Name: Cannebuff</b>
<b>Size (ha)</b>	42.38 Hectares
<b>Indicative capacity</b>	3.5 mt determined by detailed geological investigations. Replacement for existing quarry close by at Seisdon in Staffordshire.
<b>General location</b>	N of A454, east of Bridgnorth and adjoining the boundary with Staffordshire.
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Majority grade 3 agricultural land with some peripheral Grade 2. 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
<b>Topography</b>	Site is in a hollow with land rising slightly to the South and more steeply to the North-east
<b>Adjoining land uses and boundary features</b>	Agricultural setting, but there are sensitive residential and commercial uses within 100m, although not in the prevailing wind.
<b>Local highway capacity/ constraints</b>	Potential for direct access on A454. No alternative transport opportunities
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have moderate sensitivity to change given local receptors. Screened by topography and vegetation.
<b>Planning history or designations</b>	Countryside, within Green Belt
<b>Land ownership, land agreements and delivery statements</b>	Tarmac, operator interest. Phased working proposed, south first.
<b>Access to services/employment areas</b>	Good access to local and regional markets
<b>Other constraints</b>	Entec Score 78B
<b>General site related benefits</b>	restoration is to agriculture with wildlife (protected species)
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Within Shropshire broad locations for sand and gravel
<b>Other relevant information</b>	PROW within 250m of site boundary. Within airfield safeguarding zone.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• The Walls: a large multivallate hillfort scheduled monument about 2km W;</li> <li>• Ludstone Hall Moated Scheduled monument 2km SW;</li> <li>• Ludstone Hall Registered Park &amp; Garden 1.8km SW;</li> <li>• Patshull Hall Registered Park &amp; Garden 2km N;</li> </ul>

## Background Evidence: Mineral Sites Assessment

Comments from internal consultees, plus Environment Agency site specific comments	
	<ul style="list-style-type: none"> <li>• Grade II listed buildings at Shipley Hall, Thornescroft and Shipley Grange Farmhouse 500m S;</li> <li>• Archaeological finds immediately N &amp; W of site.</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>• Claverley Road SSSI about 3km SW</li> <li>• Ancient woodland immediately adjacent to N</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. boundary & internal hedgerows and occasional mature trees. Woodland adjacent northern boundary.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Flood Zone 1.
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Within major aquifer; total catchment SPZ
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and unlikely to be concerns over groundwater pollution
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and for potential impacts on ancient woodland and best and most versatile agricultural land. The site scores positively for low flood risk. More detailed assessment highlights the fact that, the site is well screened and has good access to the strategic road network and local markets. Further work will be needed to assess and control potential impacts on adjacent uses and groundwater. The site is within the Green Belt, but as a temporary use of land, mineral development can be managed so that it is not incompatible with maintaining the open-ness of the area. Overall sustainability of the site for housing is judged to be fair.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes - This site is effectively an extension to an existing quarry nearby in Staffordshire. The site benefits from being generally well screened and would have a direct access to the strategic route network in a location close to markets for the mineral being produced.
<b>If Yes, Key Development Issues from Assessment</b>	<ul style="list-style-type: none"> <li>• Major aquifer;</li> <li>• Sensitive land uses adjacent;</li> <li>• Greenbelt;</li> <li>• Airfield landing zone</li> </ul>

## Background Evidence: Mineral Sites Assessment

<b>Site Ref: M18</b>	<b>Site Name: Land East of Cockshutt</b>
<b>Size (ha)</b>	155.66 Hectares
<b>Indicative capacity</b>	n/a
<b>General location</b>	NE of A528 between Cockshutt and English Frankton
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Part grade 3, part grade 4 agricultural land
<b>Topography</b>	Site is partly exposed to views Site benefits from some screening measures already in place however further screening likely to be required
<b>Adjoining land uses and boundary features</b>	The village of Cockshutt is within 250m of the western site boundary and properties 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
<b>Local highway capacity/ constraints</b>	No existing access except the road that runs into the North of the site. Likely to be acceptable access onto the A528. Likely routing would be directly onto the A528 if access can be achieved. No alternative transport opportunities
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have moderate sensitivity to change. Close to small settlements and farmsteads, but very well screened to the west with tree planting – east of the site far more exposed. Dwellings in close proximity and diversion required for PROW
<b>Planning history or designations</b>	Countryside
<b>Land ownership, land agreements and delivery statements</b>	TG Group, operator interest
<b>Access to services/employment areas</b>	Good access to local markets
<b>Other constraints</b>	Entec Score 74B
<b>General site related benefits</b>	restoration is to agriculture
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Least preferred site, greenfield and close to a village and international biodiversity designation but has the potential for access onto the strategic road network. Within Shropshire broad locations for sand and gravel
<b>Other relevant information</b>	PROW run through site

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• Stanwardine Moated Site and Associated Fishpond Scheduled Monument 1.2Km Southwest</li> <li>• Motte castle on the North Bank of Crose Mere Scheduled Monument</li> </ul>

## Background Evidence: Mineral Sites Assessment

Comments from internal consultees, plus Environment Agency site specific comments	
	1.2Km Northwest <ul style="list-style-type: none"> <li>● Moated Site 320m North East of Petton Patton Church Scheduled Monument 1.6Km South</li> <li>● Several listed buildings in close proximity</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 450m Northwest</li> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 700m East</li> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 3.8Km North</li> <li>● Midland Meres &amp; Mosses Phase 1 Ramsar 4.5Km Northwest</li> <li>● Sweat Mere &amp; Crose Mere SSSI 450m Northwest</li> <li>● Brownheath Moss SSSI 700m East</li> <li>● adjacent to consultation zone of Ramsar and SSSI</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A LIMITING (MODERATE) CONSTRAINT - numerous internal hedgerows, mature field trees and copses. Water features present.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	<5% of site is within Flood Zone 3. The rest is within Flood Zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Outside major aquifers
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for its proximity to national and international wildlife and heritage designations. The site scores positively for low flood risk. More detailed assessment highlights the fact that the site is close to the village of Cockshutt and the closest properties lie within 100m of the northern boundary. A Public Right of Way (PROW) also crosses the site. Overall sustainability of the site is judged to be poor.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No - Greenfield site with significant constraints arising from close proximity to a village and international biodiversity designations

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Background Evidence: Mineral Sites Assessment

<b>Site Ref: M13</b>	<b>Site Name: Colemere Woods</b>
<b>Size (ha)</b>	138 Hectares
<b>Indicative capacity</b>	No information regarding amount and specific type of sand and gravel has been supplied. Understood to have not completed any detailed investigation
<b>General location</b>	W of A528 and N of Cockshutt
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grade 3 agricultural land, Greenfield site. Close to existing sand and gravel workings at Wood Lane
<b>Topography</b>	Rolling
<b>Adjoining land uses and boundary features</b>	Farm buildings and cottages adjacent to the site south, north and west. Kenwick buildings located within the site boundary. Individual dwellings within 250m
<b>Local highway capacity/ constraints</b>	A528 runs adjacent to Eastern site boundary. No existing access except to what appears to be farm on south of site. Access might be acceptable off the A528. No alternative transport opportunities
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have moderate sensitivity to change Site very exposed in places but large enough to select appropriate areas
<b>Planning history or designations</b>	Countryside
<b>Land ownership, land agreements and delivery statements</b>	TG Group, landowner & operator interest
<b>Access to services/employment areas</b>	Distance to key transport routes is over 10km
<b>Other constraints</b>	Entec Score 75C
<b>General site related benefits</b>	restoration is to agriculture
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	within Shropshire's broad areas for minerals
<b>Other relevant information</b>	PROW borders the south of the site

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>● Motte Castle on the North Bank of Crose Mere Scheduled Monument 550m East</li> <li>● Listed Buildings within 2km</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 50m East</li> <li>● Midland Meres &amp; Mosses Phase 1 Ramsar 1km Northwest</li> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 1.3Km Northeast</li> <li>● Midland Meres &amp; Mosses Phase 1 Ramsar 2.2Km Northeast</li> </ul>

## Background Evidence: Mineral Sites Assessment

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
	<ul style="list-style-type: none"> <li>• Midland Meres &amp; Mosses Phase 2 Ramsar 3.3Km East</li> <li>• Midland Meres &amp; Mosses Phase 2 Ramsar 4.8Km Northeast</li> <li>• West Midlands Mosses SAC 2.2Km Northeast</li> <li>• Fenn's, Whixall, Bettisfield, Wem &amp; Cadney Mosses SAC 4.8Km Northeast</li> <li>• Sweat Mere &amp; Crose Mere SSSI 50m East</li> <li>• White Mere SSSI 1Km Northwest</li> <li>• Cole Mere SSSI 1.3Km Northeast</li> <li>• Clarepool Moss SSSI 2.2Km Northeast</li> <li>• Shropshire wildlife site located immediately south east</li> <li>• In the consultation zone and catchment for Crose Mere and Sweat Mere to south.</li> <li>• Needs very careful consideration of hydrology to prevent damage to wetland habitats of European significance (HRA necessary).</li> <li>• Permission can only be granted if no adverse impacts on Ramsar sites. Trees and hedges are important features which would be lost on site and botanical survey of less intensively managed areas would be necessary.</li> <li>• At least 3 ponds will be destroyed and GCNs are present in the general area.</li> <li>• Survey required for Bats, Great Crested Newts: 3 ponds on site and many within 500m, Reptiles, Birds</li> <li>• Links should be made between Environmental Networks to east and west.</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR / LIMITING CONSTRAINT. Numerous internal field trees and hedgerows.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Flood Zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Outside major aquifers
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a
<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for its proximity to national and international wildlife and for potential loss of best and most versatile agricultural land. More detailed assessment highlights the fact that the resource has yet to be proven and the site is quite exposed. Overall sustainability of the site is judged to be poor.

## Background Evidence: Mineral Sites Assessment

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No – Exposed greenfield site with significant constraints arising from close proximity to residential property and biodiversity designations

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

<b>Site Ref: M16</b>	<b>Site Name: Land North of Elson</b>
<b>Size (ha)</b>	138 Hectares
<b>Indicative capacity</b>	No information regarding amount and specific type of sand and gravel has been supplied. Understood to have not completed any detailed investigation
<b>General location</b>	N of Ellesmere, E of Dudleston Heath
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	agriculture
<b>Topography</b>	Rising to SE
<b>Adjoining land uses and boundary features</b>	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. Small settlement of Cross within 250m
<b>Local highway capacity/ constraints</b>	A528 runs adjacent to Eastern site boundary. No current access. Potential for access directly onto the A528. Although a dismantled railway does run through northern section of site
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have moderate sensitivity to change Reasonably well concealed by existing topography / tree cover but exposed in places
<b>Planning history or designations</b>	Greenfield, Countryside
<b>Land ownership, land agreements and delivery statements</b>	TG Group, landowner & operator interest
<b>Access to services/employment areas</b>	Access to local markets OK, but distant from strategic routes
<b>Other constraints</b>	Entec Score 76C
<b>General site related benefits</b>	restoration is to agriculture
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	outside Shropshire's broad areas for minerals

## Background Evidence: Mineral Sites Assessment

<b>Other relevant information</b>	PROW through site, Partially within airfield safeguarding zone
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<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• Management features Scheduled Monument 1.1Km Northwest</li> <li>• Ellesmere Castle: A Motte and Bailey Castle Scheduled Monument 2Km Southeast</li> <li>• Listed buildings within 500m</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>• Midland Meres &amp; Mosses – Phase 1 Ramsar 3.8Km South</li> <li>• Midland Meres &amp; Mosses – Phase 1 Ramsar 4.3Km Southeast</li> <li>• West Midlands Mosses SAC 4.3Km Southeast</li> <li>• Midland Meres &amp; Mosses – Phase 2 Ramsar 4.7Km Southeast</li> <li>• At least 5 ponds on site plus woodland, woodland belts, trees and hedges on site. Route of dismantled railway and stream along western border.</li> <li>• Survey required: Bats, Newts, Water Voles, Reptiles, Otter, Birds, White Clawed Crayfish;</li> <li>• Within environmental network with opportunity for enhancement</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT - numerous internal hedgerows, mature field trees and woodland copses. Water features present as well.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Flood Zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Outside major aquifers
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential loss of best and most versatile agricultural land. More detailed assessment highlights the fact that the site lies outside Shropshire's broad areas for minerals and that the resource has yet to be proven. There are also sensitive receptors within the site boundary and concerns that HGVs serving the site would need to pass through town of Ellesmere if travelling south. Overall sustainability of the site is judged to be poor.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No - Greenfield site with unproven reserves and significant constraints arising from sensitive receptors within the site boundary

## Background Evidence: Mineral Sites Assessment

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

<b>Site Ref: M19</b>	<b>Site Name: Land North of English Frankton</b>
<b>Size (ha)</b>	83 Hectares
<b>Indicative capacity</b>	Operator suggests good potential for sand and gravel however no investigations have taken place, No information regarding amount of resource.
<b>General location</b>	E of A528, N of English Frankton
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Agricultural land grade 3/4
<b>Topography</b>	Rising to W
<b>Adjoining land uses and boundary features</b>	Residential properties within site and adjacent West
<b>Local highway capacity/ constraints</b>	Road crosses the site from the South that could provide access. Another road runs adjacent to eastern boundary. Very narrow unclassified roads though. Likely routing to SRN passes through small settlements of English Frankton and Cockshutt. No alternative transport opportunities
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have moderate sensitivity to change Tree cover and topography of the site screens in places
<b>Planning history or designations</b>	Greenfield, Countryside
<b>Land ownership, land agreements and delivery statements</b>	TG Group, landowner & operator interest
<b>Access to services/employment areas</b>	located over 15km from principal towns and main transport routes
<b>Other constraints</b>	Entec Score 62D
<b>General site related benefits</b>	restoration is to agriculture
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	The majority of site is outside Shropshire's broad areas for minerals
<b>Other relevant information</b>	PROW through site, within airfield safeguarding zone

## Background Evidence: Mineral Sites Assessment

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>● Stanwardine Moated Site and Associated Fishpond Scheduled Monument</li> <li>● Motte castle on the North Bank of Crose Mere Scheduled Monument</li> <li>● Moated Site 320m North East of Petton Patton Church Scheduled Monument</li> <li>● Listed building within site</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 50m South</li> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 700m West</li> <li>● Midland Meres &amp; Mosses Phase 1 Ramsar 3.1Km North</li> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 2.8Km North</li> <li>● West Midlands Mosses SAC 2.8Km North</li> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 3.5Km Northeast</li> <li>● Fenn's, Whixall, Bettisfield, Wem &amp; Cadney Mosses SAC 3.5Km Northeast</li> <li>● Brownheath Moss SSSI 50m South</li> <li>● Sweat Mere &amp; Crose Mere SSSI 700m West</li> <li>● Cole Mere SSSI 1.8Km North</li> <li>● Clarepool Moss SSSI 2.8Km North</li> </ul>
<b>Trees</b>	DO NOT TAKE THIS SITE FORWARD - strong field pattern with numerous internal hedgerows mature field trees and woodland copses.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Flood Zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Outside major aquifers
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a
<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for proximity to a Scheduled Ancient Monument and international and national biodiversity designations. The site scores positively for low flood risk. More detailed assessment highlights the fact that the site lies mostly outside Shropshire's broad areas for minerals and that the resource has yet to be proven. There are significant concerns about the impact which development would have on trees and hedgerows. The site is difficult to access due to narrow roads with the SRN over 2km and the likely routing passing through villages. There are also sensitive receptors within and adjacent to the site boundary. Overall sustainability of the site is judged to be poor.

## Background Evidence: Mineral Sites Assessment

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No - Greenfield site with unproven reserves and significant constraints arising from poor access and potential impacts on biodiversity designations

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

<b>Site Ref: M10/11</b>	<b>Site Name: Gonsal North / South</b>
<b>Size (ha)</b>	34.48 Hectares (north) 9.98 Hectares (south)
<b>Indicative capacity</b>	1.8 mt determined by detailed geological investigations.
<b>General location</b>	E of 49, between Conover and Dorrington
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	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
<b>Topography</b>	Falling to the North & West towards the Cound Brook
<b>Adjoining land uses and boundary features</b>	There are properties along the site boundary and the edge of the village of Conover 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
<b>Local highway capacity/ constraints</b>	A49 is adjacent to Western site boundary. New access to be direct onto A49. River & railway lines run through western side of site.
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have low sensitivity to change. Generally well screened due to tree planting. Viewable from properties along proposed new access to the north.
<b>Planning history or designations</b>	Countryside
<b>Land ownership, land agreements and delivery statements</b>	Salop S&G, landowner & operator interest
<b>Access to services/employment areas</b>	Well located with respect to local markets. A new access to the site is required for further development of the site.
<b>Other constraints</b>	Entec Score 87B
<b>General site related benefits</b>	restoration is to agriculture with wildlife (protected species)
<b>Transport and</b>	Creation of new access to remove existing quarry traffic passing through

## Background Evidence: Mineral Sites Assessment

<b>Site Ref: M10/11</b>	<b>Site Name: Gonsal North / South</b>
<b>Highways related benefits</b>	Condover.
<b>Strategic fit</b>	Within Shropshire broad locations for sand and gravel
<b>Other relevant information</b>	PROWs within 250m of site boundary

### Comments from internal consultees, plus Environment Agency site specific comments

<b>Heritage</b>	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.
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>• Midland Meres &amp; Mosses – Phase 1 Ramsar and Bomere, Shomere &amp; 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. Extn includes ancient woodland and other broad-leaved woodland which should be protected. Known large population of GCNs in ponds immediately to the north and south. Any development would need to take them fully into account. Protected species known to be present. Survey required for: Bats, Great Crested Newts, Dormouse, Reptiles, Birds;</li> <li>• Gonsal North: Tree belts would be removed. Known large population of GCNs in ponds immediately to the north and south. Any development would need to take them fully into account. Links across should be made or strengthened to join Network to east and west. Protected species known to be present. Survey required for Great Crested Newts, Water Voles, Reptiles, Birds, Otter, White Clawed Crayfish.</li> </ul>
<b>Trees</b>	<p>Gonsal south: trees &amp; hedgerows will be a minor constraint. Eastern edge of site is plantation woodland;</p> <p>Gonsal north: trees &amp; hedgerows will be a minor constraint. Internal hedgerows and recent tree planting - easily recreated</p>
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Gonsal North: Watercourse Within 50m, Approximately 10% of site is within Flood Zone 2.
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	<p>Outside major aquifers</p> <p>Gonsal North: <math>\geq 25\%</math> <math>&lt; 50\%</math> site susceptible to groundwater flooding</p> <p>Gonsal South: <math>\geq 50\%</math> <math>&lt; 75\%</math> site susceptible to groundwater flooding</p>
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a
<b>Community consultation response</b>	Meeting with Condover PC on 16 <sup>th</sup> August 2011 to highlight potential allocation and SAMDev process
<b>Statutory bodies responses to date</b>	n/a

## Background Evidence: Mineral Sites Assessment

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for proximity to a Registered Park (Condover) and for the potential loss of best and most versatile agricultural land. The site scores positively for low flood risk (south) and low landscape sensitivity (north). More detailed assessment highlights the fact that whilst the site is generally well screened, 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. Impacts upon these receptors would need to be determined and mitigation incorporated as part of any future planning application. Overall sustainability of the site is judged to be fair.

These extensions will support the comprehensive working of mineral resources at a well established existing quarry with good access to local markets. Further extension of the site would only be acceptable with the creation of a new access to the A49 which would deliver significant local transport benefits over current access arrangements. Restoration of the site has the potential to deliver significant wildlife and recreation benefits.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes
<b>If Yes, Key Development Issues from Assessment</b>	<ul style="list-style-type: none"> <li>• Part of the northern extension would involve the loss of grade 2 agricultural land</li> <li>• Protected species known to be present. Survey required for: Bats, Great Crested Newts, Dormouse, Reptiles, Birds;</li> <li>• There are properties along the site boundary and the edge of the village of Condover is within 250m to the north east and would therefore be in the prevailing wind (dust and noise issues would require mitigation).</li> <li>• Condover Hall listed building and school (700m) and Condover registered park and garden (100m) is located east of the site. Impacts on the setting of historic environment assets will require further assessment.</li> </ul>

<b>Site Ref: M17</b>	<b>Site Name: Haughton Farm</b>
<b>Size (ha)</b>	96 Ha
<b>Indicative capacity</b>	No information regarding amount and specific type of sand and gravel has been supplied. Understood to have not completed any detailed investigation.
<b>General location</b>	E of A528, NE of Ellesmere. Site is within Shropshire broad locations for minerals
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grade 3 agricultural land. The exact grading would need to be determined

## Background Evidence: Mineral Sites Assessment

<b>Site Ref: M17</b>	<b>Site Name: Haughton Farm</b>
	e.g 3a, 3b or 3c and an assessment of the impact of its potential loss included as part of any future planning application
<b>Topography</b>	Generally flat
<b>Adjoining land uses and boundary features</b>	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.
<b>Local highway capacity/ constraints</b>	A528 750m West. Existing roads to access site although will require improvements. Routing to A528 will go through Ellesmere. No alternative transport opportunities although dismantled railway does run through the site
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have moderate sensitivity to change. Can be viewed from number of residential properties although large site. Reasonably well screened due to undulating topography and trees to the south
<b>Planning history or designations</b>	Countryside. Site is within an Area of Environmental interest covered by saved policy L2 of the North Shropshire District Council Local Plan
<b>Land ownership, land agreements and delivery statements</b>	landowner interest
<b>Access to services/employment areas</b>	Some distance from markets and strategic routes
<b>Other constraints</b>	Entec Score 62D
<b>General site related benefits</b>	restoration is to agriculture
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Within Shropshire's broad areas for minerals
<b>Other relevant information</b>	PROW runs through the site, Within airfield safeguarding zone

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>● Ellesmere Castle: A Motte and Bailey Castle Scheduled Monument 750m Southwest</li> <li>● Listed buildings within 500m</li> <li>● CA adjacent to Southwest corner of Site</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>● Midland Meres &amp; Mosses Phase 1 Ramsar 2.4Km Southeast</li> <li>● West Midlands Mosses SAC 2.4KM Southeast</li> <li>● Midland Meres &amp; Mosses Phase 1 Ramsar 2.5Km South</li> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 3Km Southeast</li> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 4.7Km Northeast</li> <li>● Clarepool Moss SSSI 2.4Km Southeast</li> <li>● White Mere SSSI 2.5Km South</li> <li>● Spout Wood Ancient replanted woodland 470m Northwest</li> <li>● Shropshire wildlife site located on southern border</li> <li>● Survey required: Bats, Newts, Water Voles, Reptiles, Otter, Birds;</li> </ul>

## Background Evidence: Mineral Sites Assessment

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
	<ul style="list-style-type: none"> <li>• Within environmental network with opportunity for enhancement</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A LIMITING (MODERATE) CONSTRAINT - numerous internal hedgerows, mature field trees and copses. Water features present.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Within Flood Zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Partially within major aquifer
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on nearby biodiversity designations and potential loss of best and most versatile agricultural land. The site scores positively for low flood risk. More detailed assessment highlights the fact that the mineral resource has yet to be proven. There is potential for adverse impacts on residential amenity since the village of Tetchill is adjacent to the site boundary. There are also concerns that HGVs serving the site would need to pass through town of Ellesmere if travelling south. Overall sustainability of the site is judged to be poor.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No – Greenfield site with sensitive receptors and designations adjacent to the site and settlement of Ellesmere would experience HGV traffic to access SRN

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Background Evidence: Mineral Sites Assessment

<b>Site Ref: M7</b>	<b>Site Name: Limpit Hill</b>
<b>Size (ha)</b>	65 Ha
<b>Indicative capacity</b>	Site has potential for sand & gravel extraction but submission gave no indication of amount of resources.
<b>General location</b>	NE of Shrewsbury – Chester railway line, W of Weston Lullingfields The site is outside Shropshire’s broad areas for minerals
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grade 4 agricultural land.
<b>Topography</b>	Largely flat
<b>Adjoining land uses and boundary features</b>	2 properties adjacent to northern site boundary 1 property adjacent to western site boundary 1 property 80m West 1 property 20m Southeast 1 farmhouses 110m Southeast
<b>Local highway capacity/ constraints</b>	Local road runs adjacent to northern boundary, without existing access. Likely routing would go through settlements and is 6.5km from SRN. Railway line runs adjacent to Southern boundary. However no sidings within 1km
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have moderate sensitivity to change. Site is exposed to views, especially from the north.
<b>Planning history or designations</b>	Countryside
<b>Land ownership, land agreements and delivery statements</b>	landowner interest
<b>Access to services/employment areas</b>	The site is difficult to access due to narrow roads with the SRN over 5km and likely routing passing through villages
<b>Other constraints</b>	Entec Score 72C
<b>General site related benefits</b>	restoration assumed to agriculture
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	The site is outside Shropshire’s broad locations for sand and gravel
<b>Other relevant information</b>	PROW / Bridleway crosses the site. Within airfield safeguarding area

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>Listed building located 700m SE</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>Midland Meres &amp; Mosses – Phase 1 Ramsar 3.7km Southeast</li> <li>Loss of some hedges;</li> </ul>

## Background Evidence: Mineral Sites Assessment

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
	<ul style="list-style-type: none"> <li>• Any restoration should aim to enhance the Environmental Network.</li> <li>• Survey require for Bats, Great Crested Newts, Reptiles, Birds</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT - boundary and some internal trees and hedgerows.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Within Flood Zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Outside major aquifer < 25% site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site positively for low flood risk. More detailed assessment highlights the fact that the site is very exposed and lies outside Shropshire's broad locations for sand and gravel. There are also potential groundwater issues since the site is within source protection zone 3. There is potential for adverse impacts on residential amenity since there are properties adjacent to the north and western boundaries. Overall sustainability of the site is judged to be poor.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No – very exposed Greenfield site outside Shropshire's broad areas for minerals and with significant constraints including difficult to access due to narrow roads with the SRN over 5km and likely routing passing through villages

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Background Evidence: Mineral Sites Assessment

<b>Site Ref: M3</b>	<b>Site Name: Moreton Corbet</b>
<b>Size (ha)</b>	74 Ha
<b>Indicative capacity</b>	2 geological surveys reveal that 3 million tonnes of sand & gravel are available for extraction.
<b>General location</b>	N of Shawbury and East of B5063.
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grade 3 agricultural land.
<b>Topography</b>	Rising gently to the West
<b>Adjoining land uses and boundary features</b>	2 properties approx 90m South Property 110m North of Site boundary Small group of dwellings within 250m of Southern boundary Individual building within 250m of Northern boundary
<b>Local highway capacity/ constraints</b>	SRN approximately 1.5km south A53 and north A49. No access to site at present – would use B road with few constraints for 1.5km. Located on the B5063 with access south through Shawbury (village) onto the A53 or north onto the A49 through Besford. No alternative transport opportunities
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have moderate sensitivity to change. Viewable from surrounding roads and a few properties
<b>Planning history or designations</b>	Countryside
<b>Land ownership, land agreements and delivery statements</b>	submitted site but no evidence of mineral operator interest
<b>Access to services/employment areas</b>	Some distance from market. No main transport routes within 10km
<b>Other constraints</b>	Entec Score 73C
<b>General site related benefits</b>	Restored to agriculture and water
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	50% of the site lies outside broad locations for Shropshire minerals
<b>Other relevant information</b>	PROWs within 250m of the site. Within airfield safeguarding area. Within airfield safeguarding zone for RAF Shawbury – RAF previously objected to site in Minerals local Plan inquiry

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>● Moreton Corbet Castle Scheduled Monument 300m South</li> <li>● Moreton Corbet Castle Scheduled Monument 480m South</li> <li>● Listed Buildings</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>● Midland Meres &amp; Mosses – Phase 1 Ramsar 3.7km Southeast;</li> <li>● Site is intensively farmed but hedges may be of value.</li> </ul>

## Background Evidence: Mineral Sites Assessment

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
	<ul style="list-style-type: none"> <li>• Potential for habitat restoration along River Roden to enhance the river corridor and Environmental Network;</li> <li>• Survey will be required for: Great Crested Newts, Water Vole, Reptiles, Birds, Otter, White clawed crayfish</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Trees and wooded copses along river corridor. Internal boundary hedgerows & trees
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Water course In Site Eastern section approximately 15% of site lies within Flood Zone 3 majority of site in Flood Zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	>= 25% <50% site susceptible to groundwater flooding Within major aquifer
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impact on a Scheduled Ancient Monument, for high flood risk and for potential loss of best and most versatile agricultural land. More detailed assessment highlights the fact that the site has significant constraints and there is uncertainty around its deliverability since there is no known operator interest. The site is within the airfield safeguarding zone for RAF Shawbury regarding any plant structures and also bird strike issues if the site was to be restored with waste or to water (previously consultation as part of the Mineral Local Plan Inquiry resulted in an objection). Overall sustainability of the site is judged to be poor.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No – Greenfield site with no infrastructure and significant constraints, including uncertainty around deliverability as a result of no known operator interest.

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Background Evidence: Mineral Sites Assessment

<b>Site Ref: M1</b>	<b>Site Name: Morville Quarry</b>
<b>Size (ha)</b>	20.75 Ha
<b>Indicative capacity</b>	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
<b>General location</b>	South of A458. 50% of the site lies in Tasley parish.
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grade 3 agricultural land.
<b>Topography</b>	Largely Flat, falling slightly to the East
<b>Adjoining land uses and boundary features</b>	2 farms within 100m of Northern site boundary 1 property 150m Northwest 1 property 250m Southeast (approx)
<b>Local highway capacity/ constraints</b>	A458 adjacent to site's northern boundary. 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. No alternative transport opportunities
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have low sensitivity to change. Existing quarry adjacent. Well screened off the A458 by trees. Partial views in places from the south.
<b>Planning history or designations</b>	Lapsed planning permission for adjacent Morville Quarry received consent (11/01890/EIA) to resume on 29 <sup>th</sup> November 2011.
<b>Land ownership, land agreements and delivery statements</b>	Mineral operator proposes site for extraction
<b>Access to services/employment areas</b>	Operator suggests that the site is strategically important in its location and ability to feed into the markets of Bridgnorth and Telford in addition to supplying local rural markets.
<b>Other constraints</b>	Entec Score 81B
<b>General site related benefits</b>	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.
<b>Transport and Highways related benefits</b>	Further improvements to the unclassified road used to access A458 may be required.
<b>Strategic fit</b>	Partially within Shropshire broad locations for sand and gravel
<b>Other relevant information</b>	Public right of way borders the western site boundary. Partly within an airfield safeguarding zone

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>Listed Buildings and Aldenham Regional Park within 2km</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>Devil's Hole SSSI located c.800m south west of site;</li> <li>Existing quarry is a regionally important site for invertebrates, several Red Data Book species, only present due to sparse sand habitats and species-rich grassland. Must be taken into account if extended and in any restoration plans. Stepping stone for adjacent sand quarries.</li> </ul>

## Background Evidence: Mineral Sites Assessment

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
	<ul style="list-style-type: none"> <li>● In extension - destruction of pond and damage to trees and hedges need to be considered.</li> <li>● Extension would include a section of Tiddle Brook, arm of the Environmental Network and would provide an opportunity maintain and improve the Tiddle Brook and its corridor as a potential stepping stone for inverts;</li> <li>● Survey required for Bats, Great Crested Newts, Water Vole, Reptiles, Otter, White clawed crayfish, and invertebrates</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary hedgerows and trees. Established woodland to north-east of site to be retained if feasible.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Watercourse Within 50m Small part of Flood Zone 2
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	>= 50% <75% site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Meeting with Morville / Tasley PC on 17 <sup>th</sup> August 2011 and with Morville PC on 12 <sup>th</sup> March 2012 to highlight potential allocation and SAMDev process
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential loss of best and most versatile agricultural land. The site scores positively for low flood risk. More detailed assessment highlights the fact that the local landscape is considered likely to have low sensitivity to change and the site is well screened from the A458 by trees, although partial views are available in places from the south. Overall sustainability of the site is judged to be fair.

This would be an extension to an existing mineral working permission and therefore could use existing infrastructure such as access. The site has potential to deliver biodiversity benefits upon restoration. Phasing will be required to ensure that cumulative impacts from the simultaneous working of this extension with the nearby Bridgwalton Quarry extension are avoided. This site would be phased for working later in the Plan period as a reserve site if an increase in supply is required.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	Yes - Site has a number of constraints which can be overcome through appropriate mitigation.

## Background Evidence: Mineral Sites Assessment

### Recommendation

<b>Preferred option</b>	Yes
<b>If Yes, Key Development Issues from Assessment</b>	<ul style="list-style-type: none"> <li>• Careful attention will be needed to control potential impacts on adjacent properties to the north;</li> <li>• This extension area would increase the mineral working already permitted in this area with the potential for cumulative effects;</li> <li>• Further survey required to assess impacts on protected species;</li> <li>• Environmental network enhancement opportunity.</li> </ul>

<b>Site Ref: M15</b>	<b>Site Name: Land at Newnes</b>
<b>Size (ha)</b>	62.59 Ha
<b>Indicative capacity</b>	No information regarding amount and specific type of sand and gravel has been supplied. Understood to have not completed any detailed investigation
<b>General location</b>	Straddles A495 west of Ellesmere. Within Shropshire broad areas for minerals
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grade 3 agricultural land.
<b>Topography</b>	Rising to the SW
<b>Adjoining land uses and boundary features</b>	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.
<b>Local highway capacity/ constraints</b>	Access could be direct onto A495 and could be an extension of the access to the Business Park within the site boundary. Shropshire Union Canal 140m South
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Close to settlement and therefore likely to have moderate sensitivity to change. Very exposed.
<b>Planning history or designations</b>	Countryside
<b>Land ownership, land agreements and delivery statements</b>	Landowner interest
<b>Access to services/employment areas</b>	Good access to local markets
<b>Other constraints</b>	Entec Score 69C
<b>General site related benefits</b>	agriculture
<b>Transport and Highways related benefits</b>	n/a

## Background Evidence: Mineral Sites Assessment

<b>Strategic fit</b>	within Shropshire's broad areas for minerals
<b>Other relevant information</b>	Public right of way crosses the site. Within airfield safeguarding zone

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• Ellesmere Castle: A Motte and Bailey Castle Scheduled Monument 1Km East</li> <li>• Moated Site and Associated Water Management Features Scheduled Monument 3Km North</li> <li>• Listed buildings border the site;</li> <li>• CA 600m Northeast</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>• Midland Meres &amp; Mosses Phase 1 Ramsar 2.5Km Southeast</li> <li>• Midland Meres &amp; Mosses Phase 2 Ramsar 3.9Km East</li> <li>• Midland Meres &amp; Mosses Phase 1 Ramsar 4.1Km East</li> <li>• Midland Meres &amp; Mosses Phase 2 Ramsar 4.9Km Southeast</li> <li>• White Mere SSSI 2.5Km Southeast</li> <li>• Two small areas within site subject of 2009 and 2011 planning applications. Pond on site, pond within 30m with GCN records. Pond, trees and hedges present on site. Hydrology of brooks must not be affected.</li> <li>• Protected species known present;</li> <li>• Survey required: Bats, Newts, Water Voles, Reptiles, Otter, Birds;</li> <li>• Within environmental network with opportunity for enhancement</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A LIMITING (MODERATE) CONSTRAINT - internal hedgerows and large number of field trees, some registered veterans.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Approximately 15% of site within Flood Zone 1, with rest of site in Flood Zone 3
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Within major aquifer
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for flood risk and potential loss of best and most versatile agricultural land. More detailed assessment highlights the fact that the site is very exposed and there are a number of sensitive receptors in properties and farms adjacent to the site boundary and school and properties in town of Ellesmere north east and

## Background Evidence: Mineral Sites Assessment

therefore in the prevailing wind. The site is on a major aquifer and a Right of Way crosses the site. Overall sustainability of the site is judged to be poor.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No – Greenfield site. Better alternatives available. Site has significant constraints including school and dwellings in prevailing wind therefore potential effects of dust and noise

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

<b>Site Ref: M9</b>	<b>Site Name: Tern Hill</b>
<b>Size (ha)</b>	5.66 Ha
<b>Indicative capacity</b>	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.
<b>General location</b>	Extension to existing operational site SW of A41, adjacent to HM young offenders institution
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grade 3 agricultural land.
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	2-3 properties approx 50-100m North of Site Young Offenders Institution adjacent to site's Southern boundary
<b>Local highway capacity/ constraints</b>	A41 80m Northeast of site. Existing site access onto A41. Operator states the access would be retained to work this extension area. No alternative transport opportunities.
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have low sensitivity to change - existing quarry adjacent. A number of receptors close by, however existing quarry difficult to view as land is very flat.
<b>Planning history or designations</b>	Countryside
<b>Land ownership, land agreements and delivery statements</b>	Proposed by mineral operator.
<b>Access to services/employment areas</b>	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.

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<b>Other constraints</b>	Entec Score 83A
<b>General site related benefits</b>	agriculture
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Most preferred and a site for sustaining local supply (Entec). Site is Within Shropshire broad locations for minerals
<b>Other relevant information</b>	Within airfield safeguarding zone - Ternhill airfield adjacent to north of site

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>Listed Building within 500m of the site</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>Shropshire Wildlife site 200m east;</li> <li>Any working of the extension would disturb the pool in the old quarry - which may have GCNs (pond in HM Young offenders institution has GCNs) and would disturb sand martins. Old quarry supports valuable ephemeral and grassland habitats resulting from sand working. These should be retained and extended into new extraction area if permitted.</li> <li>Protected Species known to be present. Survey required for: Great Crested Newts, Reptiles, Birds, Invertebrates and botanical;</li> <li>Any restoration should aim to enhance the Environmental Network.</li> </ul>
<b>Trees</b>	NO SIGNIFICANT TREE OR HEDGEROW CONSTRAINTS - boundary hedgerows and occasional trees.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Within Flood Zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Within major aquifer
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Meeting with Stoke on Tern PC on 23 <sup>th</sup> August 2011 to highlight potential allocation and SAMDev process
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impact on a designated wildlife site and potential loss of best and most versatile agricultural land. The site scores positively for low flood risk. More detailed assessment highlights the fact that the local landscape is considered likely to have low sensitivity to change. Whilst there are a number of receptors close by, the existing quarry difficult to view and the extension should be well screened as the land is very flat.. Overall sustainability of the site is judged to be fair.

## Background Evidence: Mineral Sites Assessment

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	Yes - Site is relatively unconstrained and would be an extension to an existing mineral working permission and therefore could use existing infrastructure, although the access would require improvement. The site has potential to deliver biodiversity benefits upon restoration.

### Recommendation

<b>Preferred option</b>	Yes
<b>If Yes, Key Development Issues from Assessment</b>	<ul style="list-style-type: none"> <li>● <b>Agricultural land quality</b> – 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;</li> <li>● <b>Biodiversity</b> – 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;</li> <li>● <b>Groundwater resources</b> - the site lies on a major aquifer. Impact upon groundwater resources would be required as part of any future planning application;</li> <li>● <b>Local Amenity</b> – 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;</li> <li>● <b>Cultural assets</b> – there is a listed building in close proximity. Impacts upon setting would need to be considered as part of any future planning application;</li> <li>● <b>Airfield safeguarding</b> – Tern Hill airfield is west of the site. The airport operator would need to be consulted with regard to bird strike issues.</li> </ul>

<b>Site Ref: M14</b>	<b>Site Name: Land West of Tetchill</b>
<b>Size (ha)</b>	28.91 Ha
<b>Indicative capacity</b>	No information regarding amount and specific type of sand and gravel has been supplied. Understood to have not completed any detailed investigation.
<b>General location</b>	South of Ellesmere and A495, adjacent to the Shropshire Union Canal. Within Shropshire broad areas for minerals
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grade 3 agricultural land.
<b>Topography</b>	Rising to SW
<b>Adjoining land uses and boundary features</b>	Properties adjacent to Eastern site boundary, these are within the settlement of Tetchill.
<b>Local highway</b>	A495 800m Northwest. No existing access although 3 roads run adjacent to

## Background Evidence: Mineral Sites Assessment

<b>capacity/ constraints</b>	site boundaries including 1 through it. However these are very narrow country lanes unsuitable to HGV travel. Canal runs adjacent to site's western and northern boundary. Although no access to it at present.
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Close to settlement and therefore likely to have moderate sensitivity to change. Viewable from bordering Tetchill and surrounding properties.
<b>Planning history or designations</b>	Countryside
<b>Land ownership, land agreements and delivery statements</b>	Landowner interest
<b>Access to services/employment areas</b>	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.
<b>Other constraints</b>	Entec Score 69C
<b>General site related benefits</b>	agriculture
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Within Shropshire's broad areas for minerals
<b>Other relevant information</b>	PROW runs through the site. Within airfield safeguarding zone

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• A number of listed buildings border the site.</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>• Midland Meres &amp; Mosses - Phase 1 Ramsar 2.1Km East</li> <li>• Midland Meres &amp; Mosses - Phase 2 Ramsar 3.9Km East</li> <li>• Midland Meres &amp; Mosses - Phase 2 Ramsar 3.9Km Southeast</li> <li>• Midland Meres &amp; Mosses - Phase 1 Ramsar 4.4Km East</li> <li>• West Midland Mosses SAC 4.4Km East</li> <li>• White Mere SSSI 2.1Km East</li> <li>• Possibly interesting wet area around ditch in SW part of site. Adjacent to the canal so hydrology would be a key consideration. Heavily managed hedges and occasional tree, otherwise arable.</li> <li>• Protected species known present;</li> <li>• Survey required: Bats, Newts, Water Voles, Otter, Reptiles, Birds, Botanical;</li> <li>• Adjacent to environmental network with opportunity for enhancement</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR / LIMITING CONSTRAINT. Internal hedgerows and woodland copse.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Within Flood Zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Within major aquifer

## Background Evidence: Mineral Sites Assessment

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Drainage: Suitability for SUDS</b>	n/a
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential loss of best and most versatile agricultural land. The site scores positively for low flood risk. More detailed assessment highlights the fact that the site is affected by a number of significant constraints. There are a number of sensitive receptors in close proximity and in the prevailing wind – the settlement of Tetchill is east of the site with properties adjacent to the site boundary. The site is also currently difficult to access via narrow country lanes. A public right of way crosses the site. Overall sustainability of the site is judged to be poor.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No – Greenfield site with significant constraints, including poor access, flood risk and the number of sensitive receptors in close proximity and in the prevailing wind

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

<b>Site Ref: M2</b>	<b>Site Name: Vauxhall Farm, Tong</b>
<b>Size (ha)</b>	39.85 Ha
<b>Indicative capacity</b>	Site contains deposit of 1.5million tonnes of concreting sand with some gravel
<b>General location</b>	East Shropshire, NW of junction 3 of the M54
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grade 3 agricultural land.
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Various agricultural buildings to east within 250m. Farm 200m to the South 1 public house adjacent to Site's Eastern boundary

## Background Evidence: Mineral Sites Assessment

<b>Local highway capacity/ constraints</b>	Eastern site boundary adjacent to A41. No obvious access at present but potential access from existing roads. Rail line 2.5km South
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have moderate sensitivity to change. Partial views from surrounding roads.
<b>Planning history or designations</b>	Greenbelt
<b>Land ownership, land agreements and delivery statements</b>	Mineral operator proposes site for extraction
<b>Access to services/employment areas</b>	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.
<b>Other constraints</b>	Entec Score 68C
<b>General site related benefits</b>	agriculture
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Lies partially outside Shropshire broad locations for minerals
<b>Other relevant information</b>	Previously considered in the minerals plan inquiry but rejected due to more suitable alternatives. Previous planning application refused on the site. Public rights of way border the site. Within airfield safeguarding zone.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• Castle Hill Motte and Bailey Castle Scheduled Monument 200m East</li> <li>• Site of Medieval College Scheduled Monument 400m Southeast</li> <li>• Weston Park Registered park/garden 800m Northeast</li> <li>• Listed buildings border the site</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>• Intensively farmed but may have species rich hedges and some trees present.</li> <li>• Potential to create increased link between to network sections in restoration.</li> <li>• Protected species known present: Barn Owl &amp; Brown Long Eared Bats in area.</li> <li>• Survey will be required for: Bats, Great Crested Newts, reptiles &amp; birds.</li> </ul>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Internal and boundary hedgerows and trees. TPO trees adjacent north-east corner of site.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Watercourse Within 50m Within Flood Zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Located within SPZ2. Within major aquifer <25% site susceptible to groundwater flooding
<b>Drainage:</b>	Highly permeable geology and suitable for infiltration SUDS, but some

## Background Evidence: Mineral Sites Assessment

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Suitability for SUDS</b>	consideration will need to be given
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	n/a
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on a Scheduled Ancient Monument and potential loss of best and most versatile agricultural land. The site scores positively for low flood risk. More detailed assessment highlights the fact that the site is in the Green Belt and there are a number of national cultural heritage assets within 500m of the site including scheduled monuments and listed buildings. There are also a number of sensitive receptors in close proximity and a registered park 800m north east which would be in the prevailing wind. There are potential ground water issues as the site lies on a major aquifer and is within source protection zone 2. Overall sustainability of the site is judged to be poor.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No – Greenfield site in the Green Belt with significant constraints, including Sensitive receptors and national cultural heritage assets close to the site.

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

<b>Site Ref: M4/5</b>	<b>Site Name: Wood Lane, Ellesmere</b>
<b>Size (ha)</b>	North 14.05; South 47.88
<b>Indicative capacity</b>	South: estimated 3 million tonnes of glacial sand and gravel as a result of a BGS Mineral Assessment Report. North: Exploration has proved a saleable reserve of 1.38 million tonnes
<b>General location</b>	SE of Ellesmere to E of A528 and W of Colemere
<b>Brownfield or Greenfield</b>	n/a
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grade 3 agricultural land.
<b>Topography</b>	N: Falling to E S: Mostly level

## Background Evidence: Mineral Sites Assessment

<b>Adjoining land uses and boundary features</b>	No dwellings or sensitive uses within 250m
<b>Local highway capacity/ constraints</b>	North: A528 200m West. No existing access to extension site from surrounding road network however access could be acceptable given close proximity to SRN. Potential to transfer material by conveyor (beneath the road) and use access from the existing quarry. Canal approximately 50m North of site
<b>Other critical infrastructure constraints<sup>1</sup></b>	n/a
<b>Inherent landscape character<sup>2</sup></b>	Local landscape is considered likely to have moderate sensitivity to change. Generally well concealed (South)
<b>Planning history or designations</b>	Countryside
<b>Land ownership, land agreements and delivery statements</b>	Mineral operator proposes site for extraction with landowner support (Grosvenor Estate)
<b>Access to services/employment areas</b>	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.
<b>Other constraints</b>	Entec Score 86B
<b>General site related benefits</b>	agriculture
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Within Shropshire broad areas for minerals. Well located to existing established local markets.
<b>Other relevant information</b>	PROW borders site boundary. Within airfield safeguarding zone.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>● Motte Castle on the North Bank of Cross Mere Scheduled Monument 670m Southwest</li> <li>● Listed Buildings within 500m</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>● Ramsar 550m South</li> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 750m North</li> <li>● Midland Meres &amp; Mosses – Phase 1 1.2Km Northwest</li> <li>● Midland Meres &amp; Mosses – Phase 1 1.8Km North</li> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 1.7Km East</li> <li>● Midland Meres &amp; Mosses Phase 2 Ramsar 3.6Km Northeast</li> <li>● Fenn's, Whixall, Bettisfield, Wem &amp; Cadney Mosses SAC 3.6Km Northeast</li> <li>● Sweat Mere &amp; Crose Mere SSSI 550m South</li> <li>● Cole Mere SSSI 700m North</li> <li>● White Mere SSSI 1.1km Northwest</li> <li>● Lee/Yarnest Woods Ancient replanted woodland 1km West</li> <li>● Borders Shropshire Wildlife Trust Nature Reserve at existing quarry (south)</li> <li>● South extn: In the consultation zone and catchment for Crose Mere and</li> </ul>

## Background Evidence: Mineral Sites Assessment

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
	<p>Sweat Mere to south. Need very careful consideration of hydrology to prevent damage to wetland habitats of European significance (HRA necessary). Permission can only be granted if no adverse impacts on Ramsar sites. Trees and hedges are important features which would be lost on site and botanical survey of less intensively managed areas would be necessary. Pond will be destroyed and GCNs present in the area. Survey work required for: Bats, Great Crested Newts, Reptiles, birds, botanical. Restoration could provide a potential link site/stepping stone between key areas of Env.Network just to N, E and S.</p> <ul style="list-style-type: none"> <li>• North extn: Within the consultation zones and catchment of Colemere, White Mere and Clarepool Moss, all Ramsar sites and hence an HRA must be carried out for any proposals. Permission cannot be granted if there will be an adverse impact on the above sites. Key will be the effects of the development on hydrology. Boundary hedges and trees should be retained with a buffer strip, also buffer zone needed to canal. Survey required: Great Crested Newts: known GCN population to SE, Reptiles, Birds, Water Vole and Otter if affecting the canal/ditches, Botanical survey, particularly of NE field by canal. Any restoration should aim to enhance the Environmental Network.</li> </ul>
<b>Trees</b>	<p>South extn: TREES &amp; HEDGEROWS WILL BE A MINOR / LIMITING CONSTRAINT. Strong field pattern with numerous internal hedgerows and a number of field trees.</p> <p>North extn: TREES &amp; HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary trees, hedgerows and woodland. Limited number of internal trees.</p>
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Within Flood Zone 1
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	<p>Outside major aquifer</p> <p>South: &gt;= 50% &lt;75% site susceptible to groundwater flooding</p> <p>North: &lt; 25% site susceptible to groundwater flooding</p>
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a
<b>Community consultation response</b>	Meeting with Welshampton & Lyneal PC on 24 <sup>th</sup> August 2011 to highlight potential allocation and SAMDev process
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on international and national wildlife designations and potential loss of best and most versatile agricultural land. The site scores positively for low flood risk. More detailed assessment highlights the fact that the sites are reasonably well enclosed with limited immediate impact on adjacent uses. Overall sustainability of the sites is judged to be fair.

## Background Evidence: Mineral Sites Assessment

Whilst both a northern and southern extension have been put forward for consideration, only one is required during current Plan period and the Northern extension is considered to be the most appropriate. This site would provide a northern extension to a long established working quarry with mineral operator and landowner support. Material would be transferred to the existing site by conveyor. The existing site has good access to the strategic road network with potential for direct access on to the A528 200m west or using the existing quarry access. The site is generally well concealed. Careful design will be needed to ensure that adverse effects on natural and historic environment designations are appropriately controlled.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes – Only North extension required during current Plan period.
<b>If Yes, Key Development Issues from Assessment</b>	<ul style="list-style-type: none"> <li>● Not well located for main transport routes or markets east (outside) 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>● HRA must be carried out and permission cannot be granted if there will be an adverse impact on protected sites. Key will be the effects of the development on hydrology;</li> <li>● Scheduled monument and listed buildings within 700m</li> <li>● 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.</li> </ul>

### Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.