

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

Addendum to the Site Assessment Report – Cannebuff site

1.1 Summary

In December 2009, Shropshire Council and Telford and Wrekin Council commissioned Entec UK Ltd to undertake an assessment of possible sand and gravel sites which could potentially be allocated to deliver future mineral needs for the Shropshire and Telford and Wrekin sub region (administrative areas of Shropshire Council and Telford and Wrekin Council). This work was completed in June 2010 and a report incorporating the conclusions of the assessment was published in August 2010. Since this time a further site has been put forward for consideration by Tarmac Ltd at Cannebuff, Shropshire. This report provides an addendum to the main report setting out the assessment results for the Cannebuff site. The addendum should be read in conjunction with the main report.

1.2 Cannebuff Assessment

This section provides a summary of the Cannebuff site based on the results of a desk based site assessment and site visit undertaken using the methodology discussed in section 3 of the main report. A full site appraisal matrix can be found in Appendix A. The suitability of the site is considered in relation to its potential effects upon key planning and environmental objectives.

1.3 Opportunities and Constraints

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

Site ref	Site name	Opportunities	Constraints	Overall score based on weightings	Grade
1	Cannebuff	<ul style="list-style-type: none"> Potential biodiversity benefits upon restoration; Good access to Strategic Road Network (SRN) with potential for direct access on to the A454; Close to Bridgnorth and Telford markets; Promoted by operator who estimates 	<ul style="list-style-type: none"> Scheduled Monuments ~2 km to the west and southwest; Regional Park & Gardens within 2 km to the south and 3 km to the north; Potential groundwater issues as a result of the site lying on a major aquifer and within total catchment area of a source 	78	B



Site ref	Site name	Opportunities	Constraints	Overall score based on weightings	Grade
		there to be up to 3.5 million saleable tonnes of sand and gravel.	protection zone; <ul style="list-style-type: none"> Sensitive receptors within 100 m of the site boundary; Green Belt land. 		

1.4 Site Suitability Proforma

As discussed in the main report, sites with a grading of A or B are considered suitable for potential allocation as they are relatively unconstrained or where constraints exist these are likely to be overcome through appropriate mitigation. As the Cannebuff site has been given a grading of B, it is considered suitable for allocation. The following provides a description of the site context, key specific planning issues and a plan is provided in Appendix B showing the site boundary and planning and environmental designations.

Cannebuff
<p>Grid reference: SO 814 963</p> <p>Site size: 39.3 Hectares</p> <p>Assessment score: 78</p> <p>Assessment grade: B</p>
Site Context
<p>This site is being promoted by Tarmac Ltd and is located within south east Shropshire, between Bridgnorth and Wolverhampton. It is being promoted as a replacement for Tarmac's existing Seisdon Quarry, which is located approximately 2.5 km to the southeast of Cannebuff within Staffordshire. There is potential for direct access from the site on to the A454.</p> <p>The site is currently in agricultural use and located in a rural setting. There are sensitive residential and commercial properties close to the site, although not in the prevailing wind. Tarmac propose to work the site in six phases, with the southern part of the site worked first in three phases, followed by a further three in the north. The site will be progressively restored to agricultural use and species rich meadow, with potential biodiversity benefits.</p> <p>The operator estimates there to be approximately 3.5 million tonnes of sand and gravel at the site and estimates production would mirror that of Seisdon Quarry at ~ 250,000 tonnes per year. The site is located close to Bridgnorth and can easily access the Telford market; however, the operator proposes that 70% of output is directed to the West Midlands market.</p>



Key Planning Issues

- **Site deliverability** – landowner support for the proposals is unknown. Consultation with the operator and landowner to determine this could be undertaken.
- **Agricultural land quality** – the site is primarily grade 3 agricultural land, with some possible peripheral areas of grade 2. The areas of grade 2 land and exact grading of the grade 3 land would need to be determined e.g. 3a, 3b or 3c and an assessment of the impact of its potential loss included as part of any future planning application.
- **Biodiversity** – Claverley Road Cutting SSSI is just over 3 km southwest of the site. Impacts of working the site on this designation would need to be considered and appropriate mitigation incorporated if required. Potential impacts on the Ancient Woodland immediately to the north of the site would also require consideration.
- **Local Amenity** – there is a residential property within 100 m of the site boundary to the south, and a commercial property is within 250 m to the southeast. Although unlikely 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.
- **Groundwater resources** – the site lies on a major aquifer and is within a total catchment source protection zone. Impact upon groundwater resources would be required as part of any future planning application.
- **Airfield safeguarding** – the extension is partly within an airfield safeguarding zone. The airport operator would need to be consulted with regard to bird strike issues.

1.5 Sites recommended to meet the Sub Regional Apportionment

Section 4 of the main report discusses the final part of the assessment which considers two issues:

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

Tables 4.2 and 4.3 of the main report set out the preference of the sites considered suitable for allocation with regards to the above issues. These tables have been updated to incorporate the assessment results for the Cannebuff site.

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

Sites	Estimated reserve	Justification
Most preferred		
Tern Hill extension	Building sand reserves – tonnage not specified	This site is located within north east Shropshire and would be an extension to an existing building sand quarry. The site is relatively unconstrained in relation to planning issues and has existing and good transport links. The site has operator support and is expected to be worked in 4 years time when the existing permitted reserve is exhausted.



Sites	Estimated reserve	Justification
Gonsal - north and south extensions	1.8 million tonnes of sand and gravel	These sites are located south of Shrewsbury and would be extensions to an existing quarry. The southern extension area appears to be less constrained in terms of potential planning issues than the northern area as the northern area is closer to the village of Condober and is partly grade 2 agricultural land. The sites have potential access onto the A49 adjacent.
Preferred		
Wood Lane – north and south extensions	1.38 million tonnes of sand and gravel north 3 million tonnes of sand and gravel south	These sites are located within north Shropshire south of Ellesmere and would be extensions to the north and south of the existing Wood Lane quarry which is a permitted reserve currently being worked. They both have good access to the strategic road network. The sites are however within close proximity of an internationally designated biodiversity site.
Bridgwalton Quarry extension	Sand and gravel reserves – tonnage not specified	This site is located within south east Shropshire and would be an extension to an existing quarry. There is operator support for working the site with recent applications for other extensions permitted subject to Section 106. The site is well located to the town of Bridgnorth and is close to key transport links. The site is however over 1km to the strategic road network although it is understood that improvements to the access are to be made as part of the other permissions.
Morville Quarry extension	700,000 tonnes of sand and gravel	This site is located within south east Shropshire and would be an extension to an existing quarry. It has operator support and is relatively unconstrained with regards to planning issues having good access however it has a previous planning refusal on the site and is outside Shropshire's broad locations for minerals.
Cannebuff	3.5 million tonnes of sand and gravel	This site is a greenfield site located within south east Shropshire between Bridgnorth and Wolverhampton. There is operator support for working the site and the site has potential for direct access on to the A454. It is relatively unconstrained in terms of planning and environmental constraints although it is within the greenbelt and on a major aquifer within a total catchment source protection zone.
Least Preferred		
Pave Lane – north and south extensions	6 million tonnes of sand and gravel north 1 million tonnes of sand and gravel south	These sites are located north east of Telford and would be extensions to the permitted site at Woodcote Wood. There is operator support for the site however the existing permitted site, approved many years ago, has not yet been worked and therefore there is an issue regarding deliverability and potential for cumulative impacts. The operator has indicated that the outstanding Section 106 agreement for the permitted site is to be agreed in 2010. The sites are relatively unconstrained in relation to planning issues although there are listed buildings, one of which is a retirement home, close to the sites. The sites have good transport links to Telford.
Land East of Cockshutt	Sand and gravel reserves – tonnage not specified	This site is greenfield land located within north Shropshire approximately 15km north of Shrewsbury and 7km south of Ellesmere. The site has the potential for direct access onto the strategic road network, is within the Shropshire broad locations for minerals and there is operator and landowner support. The site is however in close proximity to the village of Cockshutt 250m west and within 500m of an international biodiversity site but covers a large area which could include buffers for sensitive receptors.



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

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

* See main report for discussion regarding Land East of Cockshutt.



Appendix A Site Assessment Matrix



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Appendix A

Site name: Cannebuff
Grid Reference: SO 814 963
Site submitted by: Tarmac Ltd

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

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	<ol style="list-style-type: none"> 3. Existing minerals planning permission and/or where relevant within Shropshire broad areas for minerals 2. Previous allocation for minerals and/or previous minerals planning permission 1. Allocated for incompatible use (housing, food production, employment etc) / lies outside Shropshire broad locations for minerals 	3	Site within Shropshire broad areas for minerals.
Accessibility	To promote development sites with good access to Strategic Road Network (SRN)	Distance from SRN	<ol style="list-style-type: none"> 5. <500 m from SRN 3. >500 m - <2 km from SRN 1. >2 km to SRN 	5	Direct access on to A454
	To ensure site physically accessible to acceptable standard by highway authority	Adequate unconstrained highway frontage Site specific design	<ol style="list-style-type: none"> 5. Likely to be acceptable access 3. Likely to be acceptable access with mitigation 1. Likely to be difficult to access 	5	Site would have direct access on to the A454 via either existing, improved or new junction
	To promote sites in locations that avoid access through residential areas / sensitive land uses	Residential areas and sensitive land uses	<ol style="list-style-type: none"> 5. Likely routing avoids settlements to use SRN 3. Likely routing passes through small settlements to use SRN 1. Likely routing passes through large settlements to use SRN 	5	Potential for direct access onto A454
	To promote sustainable forms of transport	Proximity to alternative forms of transport, other than road, i.e. rail, water	<ol style="list-style-type: none"> 3. Adjacent to alternative form of transport 2. Within 1 km of alternative form of transport 1. No alternative transport opportunities 	1	No alternative transport opportunities
Amenity	To minimise potential detrimental impacts of: <ol style="list-style-type: none"> 1. Noise 2. Air quality/ dust 3. Lighting 	Location / proximity to sensitive receptors (e.g. residential properties, schools, hospitals)	<ol style="list-style-type: none"> 5. >250m of sensitive receptor(s) 3. Within 100-250 m of sensitive receptor(s) 1. Within 100 m of sensitive receptor(s) 	1	Within 100 m of sensitive receptors

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
			5. No dwellings or sensitive uses within 250m 3. Individual or small group of dwellings/sensitive uses within 250m 1. Village or town within 250m of the site	3	Individual buildings adjacent to the site.
		Location / proximity to Air Quality Management Areas (AQMAs)	5. >1 km of the site boundary 3. Within 1 km of the site boundary 1. Within the site	5	>1 km of the site boundary
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance	Special Areas of Conservation (SACs) Special Protection Areas (SPAs) Ramsar	3. Site boundary is >5km of designation 2. Site boundary is within 2km-5km of designation 1. Site boundary is within 2km of designation	3	No designations within 5 km of site
	To avoid development that would impact on sites of national biodiversity importance	Sites of Special Scientific Interest (SSSIs) National Nature Reserves (NNRs)	3. Site boundary is >3Km of designation 2. Site boundary is within 1-3Km of designation 1. Site boundary is within 1Km of designation	2	Claverley Road Cutting SSSI ~ 3km to the southwest
	To consider the effect of development on identified sites of county / local importance	Local Nature Reserves (LNRs) Ancient Woodland Regionally Important Geological Sites (RIGS) Sites of importance for nature conservation (SINCs)	3. Site boundary is >500 m from designation 2. Site boundary is within 500 m of designation 1. Within the site	2	Ancient Woodland immediately adjacent site to the north
Landscape and Visual	To prevent impact of development on areas of national importance	Area of Outstanding Natural Beauty	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	3	Site boundary is >2 km from AONB

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
	To prevent adverse impacts on visual amenity and local landscape	Landscape sensitivity – landscape character areas	3. Local landscape is considered likely to have low sensitivity to change 2. Local landscape is considered likely to have moderate sensitivity to change 1. Local landscape is considered likely to have high sensitivity to change	2	Principal settled farmlands – likely to have moderate sensitivity given local receptors.
		Topography	3. Site is concealed from views 2. Site is partly exposed to views 1. Site is open / exposed to views	2	Site is screened by existing topography and vegetation features
	To prevent adverse impacts on public rights of way	Public Rights of Way (footpaths, bridleways, etc)	3. >250 m of the site boundary 2. Within 250 m of site boundary 1. Within the site	3	PROW >250 m of site boundary
Cultural Heritage	To prevent impact of development on sites or structures of international / national importance	World Heritage Sites Scheduled Monument Listed Buildings Registered Historic Parks and Gardens Registered / Historic Battlefields	3. Site boundary is >2 km from designation 2. Site boundary is between 500 m and 2 km of designation 1. <500m from the site boundary	2	The Walls: A Large Multivallate Hillfort Scheduled Monument ~ 2 km west of the site Ludstone Hall Moated Site And Fishpond Scheduled Monument ~ 2 km southwest of the site Ludstone Hall Registered Park & Garden ~ 1.8 km southwest of the site Patshull Hall Registered Park & Garden >2 km north of the site Grade II Listed Buildings at Shipley Hall, Thornescroft and Shipley Grange Farmhouse >500 m to the south

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
	To prevent impact of development on sites/areas of local importance	Conservation Areas Site specific heritage e.g archaeological finds, cropmarks	3. >1 km from site boundary 2. Within 1Km of the site boundary 1. Within the site	2	Archaeological finds immediately north and west of the site
Water Environment	To prevent any development in the floodplain	Within the flood plain	3. Within Flood Zone 1 2. Within Flood Zone 2 1. Within Flood Zone 3	3	Within Flood Zone 1
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)	3. Not located within SPZ or located within total catchment area 2. Located within SPZ2 (outer zone) 1. Located within SPZ1 (inner zone)	3	Located within total catchment SPZ
		Aquifers	3. Outside major aquifers 1. Within major aquifer	1	Within major aquifer
Airfield Safeguarding Zones	The avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zones around relevant airports	3. Outside safeguarding zone (13 km) 1. Within safeguarding zone	1	Within airfield safeguarding
Quality of Resource	To identify high quality resources to meet (local) demand and sub-regional apportionment targets	Type of sand and gravel (e.g. sharp sand & gravel, soft sand & gravel, building sand) Estimated reserves (mt)	3. The amount and type resources has been proven through site investigations 2. The amount and type of resources has been provided with no indication of how this has been derived 1. The amount and type of resources has not been provided	2	Initial site investigations suggest saleable reserves of 3.5 m tonnes. Extracted materials to be used for direct building products and to supply ready mix concrete outlets
Relative Location of Markets	To minimise the distance travelled to reach market	Proximity to the main transport routes to the North West and West Midlands - A5, M54, M6, A442	5. Within 5km of main transport routes 3. 5-10km of main transport routes 1. >10km of main transport routes	3	M54 and A442 both within 5-10 km of site

Criteria	Objective	Indicator	Thresholds and weighting	Score	Justification
		Distance to centres of population / identified growth points – Shrewsbury, Telford, Oswestry, Market Drayton, Bridgnorth	5. Within 20 km of Principal Towns 3. 20-30km of Principal Towns 1. >30 km of Principal Towns	5	Bridgnorth and Telford within 20 km of site
Employment	To provide employment opportunities to meet local needs	District location of site District unemployment rate <u>High –low</u> Telford and Wrekin North Shropshire; Shrewsbury& Atcham; Bridgnorth; South Shropshire; Oswestry	3. The site is located within a district of high unemployment when compared with other districts in the sub region 2. The site is located within a district of moderate unemployment when compared with other districts in the sub region 1. The site is located within a district of low unemployment when compared with other districts in the sub region	2	Within Bridgnorth District
			Total Score	78	
<p>Notes</p> <p>Cannebuff site is proposed to replace Seisdon Quarry, with around 70% of sales travelling to the West Midlands conurbation and 30% to Shropshire and Telford & Wrekin</p> <p>Ancient woodland in close proximity</p> <p>Dwellings in close proximity</p>					

Overall site grading

Grading	Grade
A. site is relatively unconstrained B. site has a number of constraints which can be overcome through appropriate mitigation C. site has significant constraints D. site is unlikely to be suitable for mineral working	B
<p>Commentary</p> <p>This site is located within the Bridgnorth District north of the hamlet of Shipley. The site has areas of woodland and is in agricultural use. Tarmac Ltd is promoting this site as a replacement for their Seisdon Quarry in Staffordshire. Investigations of potential reserves have been undertaken, and it is estimated that there are some 3.5 m tonnes of saleable reserves at the site.</p> <p>The key opportunities of the site include:</p> <ul style="list-style-type: none">• There is operator interest• Could potentially contribute to providing employment in this area of Shropshire• Good potential access point directly onto A454• Potential biodiversity benefits upon restoration• Close to Bridgnorth and access to Telford markets <p>The key constraints of this site include:</p> <ul style="list-style-type: none">• Within major aquifer• Within greenbelt• Sensitive receptors in close proximity <p>Note that the site is partly within an airfield safeguarding zone which would require further consultation.</p>	

Appendix B Site Constraints Plan



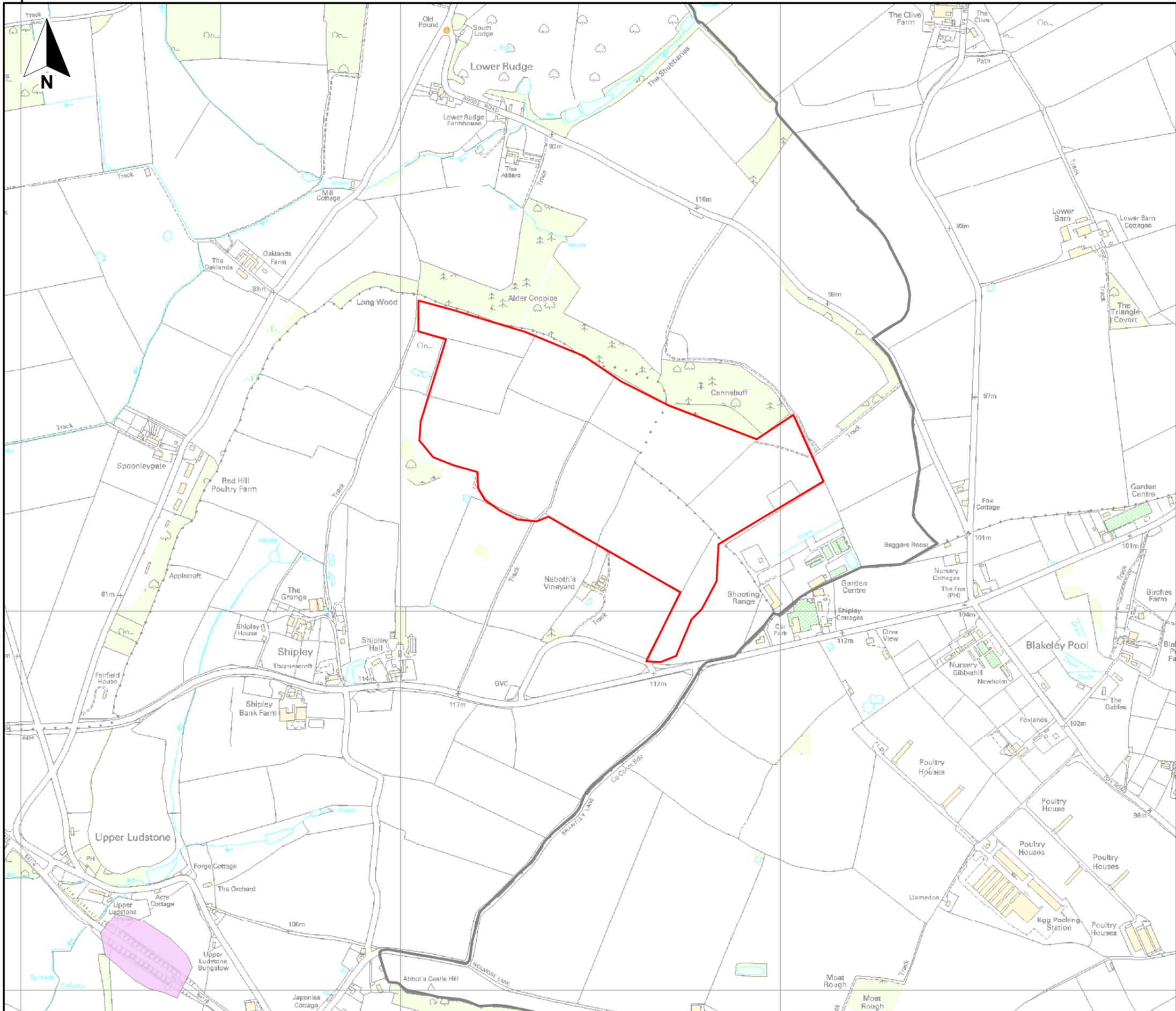
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Appendix B

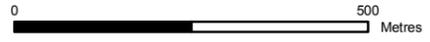
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Key

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



Scale: 1:10,000 @ A3

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

Cannebuff

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