

Minerals Local Plan Site Options and Draft Policy Framework Evidence Paper

Site Options



June 2014

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1.0 Introduction

- 1.1 This paper has been produced to support the Gloucestershire Minerals Local Plan Site Options Consultation.
- 1.2 It explains why sites are being included, what types of sites are required and the process which has been undertaken to arrive at the list of 18 sites presented in the main consultation document.
- 1.3 The appendices of this report contain more detailed profiles of the 18 sites including the full results of the desk-based assessments. The sites have all had an initial Sustainability Appraisal (SA) screening and the SA results have been incorporated into the SA report accompanying the main consultation document.
- 1.4 There has been no other ranking or pre-determination of the sites at this stage in the process. All of the sites have been presented as objectively as possible, subject to the availability of information, so that all issues can be explored through the consultation process. **It should be stressed that no preference over which of these sites should be taken forward has been made through this report or the consultation document.** Therefore please refer to the text and consultation questions within the main consultation document. However, any issues which could affect the deliverability of the site, or would need to be addressed through the planning process, have been clearly highlighted in the profile summary so that they can help inform the consultation responses and the next stage of the process.
- 1.5 This is a desk-based assessment report which has been compiled from data currently available for the County Council to use. Subject to the outcome of this consultation process, any sites which are selected to be taken forward into the next stage of the plan preparation process may require additional technical assessments.
- 1.6 All representations in relation to the sites themselves should be included within the consultation process for the main document. However, if you believe any of the information contained within the report is factually incorrect or there are any potential omissions please let us know by either responding to the appropriate question within the main consultation document or by emailing m-wplans@gloucestershire.gov.uk. Please clearly state the document reference number and the section and paragraph number(s) so that it is not confused with the site profiles in the main consultation document.

2.0 Why sites are included

- 2.1 In 2003 Gloucestershire adopted a Minerals Local Plan (MLP) which included allocations (known as Preferred Areas) for aggregate sites. It allocated sites in the Upper Thames Valley near Kempsford, Horcott, Shorncote and Cerney Wick for sand and gravel extraction. There were also allocations for crushed rock in the Cotswolds near Naunton and Daglingworth and in the Forest of Dean near Staunton, Drybrook and Clearwell. All of the allocations were intended as potential future extensions to existing mineral workings, but being allocated did not automatically guarantee planning permission. Mineral operators still had to submit a planning application to be determined through the normal process and planning permission would not be granted if the operator could not comply with the policies of the Development Plan and/or demonstrate that they could mitigate against potentially harmful impacts.
- 2.2 In 2004 the Government introduced new national policy with the *Planning and Compulsory Purchase Act 2004* and *Planning Policy Statement 12*. This introduced new style planning documents called Core Strategies which were intended to contain broad spatial locations and policies, but not any specific site allocations. The intention was that the broad principles were to be established in Core Strategies and any required allocations to be contained in a separate development plan document (DPD). In 2006 and 2008 Gloucestershire County Council (GCC) undertook some early consultation stages on what was to be the *Minerals Core Strategy (MCS)*. Gloucestershire had anticipated that site allocations would be included within a subsequent site allocations DPD in accordance with the new legislation and guidance. A decision by the Secretary of State had saved all sites and a significant number of the policies from the 2003 MLP which would still provide a framework for determining minerals planning applications in Gloucestershire.
- 2.3 However, shortly following the 2008 *Preferred Options* consultation and in anticipation of the 2008 Planning Act and PPS12 revisions, the now disbanded Government Office for the South West (GOSW) advised that strategic sites should be included within Core Strategies.
- 2.4 At the time Gloucestershire was preparing its Waste Core Strategy (WCS) along an identical timeframe to the MCS. The inclusion of sites requires a lot of investigation, preparation, assessment and additional consultation stages, therefore GCC made the decision to pause the MCS in order to progress the WCS following Government advice and to fit in with other corporate priorities.
- 2.5 The WCS was adopted in November 2012 and now the minerals plan work has been reactivated. However, in the meantime the *Localism Act 2011* and the *National Planning Policy Framework (NPPF)* have come into force and there is much more of an emphasis on local plan-style

documents which include all policies and sites and not requiring additional DPDs unless specifically justified. Therefore the decision has been made that the revised MLP document will replace the 2003 MLP in its entirety.

3.0 What sites should be included

3.1 Site allocations for minerals are generally based upon landbanks which are maintained by surveying the reserves¹ of individual quarries on an annual basis to obtain a total² figure for their remaining reserves. The reserves for each site are collated to form an overall reserve for each mineral resource which for Gloucestershire are published in the Authority's Monitoring Report. The data for aggregates is also published within the Aggregates Working Party reports for the South West. The landbank is calculated by dividing the total reserves by an annual sales figure (discussed below) to give the number of years.

3.2 The NPPF clearly sets out in paragraphs 145-146 what landbanks should be maintained. These are:

- Sand and gravel (at least 7 years)
- Crushed rock (at least 10 years)
- Individual silica sand sites (at least 10 years)
- Cement primary (chalk and limestone at least 15 years) and
- Secondary (clay and shale) materials to maintain an existing plant, and
- Cement primary and secondary materials to support a new kiln (at least 25 years)
- Brick clay (at least 25 years)

3.3 Of these types of minerals only sand and gravel, crushed rock and brick clay are currently produced within Gloucestershire. There are not necessarily requirements to maintain landbanks for other minerals (such as building stone) but the same principles can be adopted for any mineral if deemed appropriate.

Aggregates

3.4 For many years prior to the introduction of the NPPF the 'annual figure' for aggregates has been based on the *National and Regional Guidelines for Aggregates Provision in England*³ which were divided sub-regionally based upon county or former county areas. The NPPF has introduced a new concept of landbanks based upon a 10 year sales average.⁴

3.5 If the landbank figure is lower than the number of years outlined in the NPPF for that particular mineral then there is a shortfall in provision. The usual method of overcoming any shortfall in reserves is to allocate sites within a plan that contain sufficient mineral resources to meet the shortfall.

¹ Reserves are the quantity of minerals left in the quarry which have a valid planning permission for extraction.

² The reserves for individual sites are never published in order to protect the commercial interests of the operator.

³ The last set of guidelines to be produced covered the period 2005-2020 and can be found at <https://www.gov.uk/government/publications/national-and-regional-guidelines-for-aggregates-provision-in-england-2005-to-2020>

⁴ Landbanks and aggregates provision generally in Gloucestershire is detailed within the Local Aggregates Assessment and its supporting baseline paper and also within the Minerals Technical Evidence Paper.

- 3.6 The NPPF has introduced the requirement for Local Aggregates Assessments (LAA) to be produced on an annual basis as the starting point for MPA in making provision for aggregates through the Development Plan. The LAA is a supporting document to this consultation and the implementation for making provision for aggregates is considered through an accompanying Technical Evidence Paper on Minerals (See Section 2 on Aggregates).
- 3.7 The 2003 MLP made provision in accordance with the sub-regional apportionment figures at the time for both crushed rock and sand and gravel. Some of the parcels of land allocated have since been permitted for mineral extraction. Other evidence papers including the LAA, the LAA baseline and the *Minerals Technical Evidence Paper* make the link towards what provision for aggregates is required for the MLP period. However, in summary due to a continuation of declining landbank, continuity of supply, uneven distribution of reserves and the need to maintain sufficient productive capacity, it means that additional provision through site allocations for aggregates is required.
- 3.8 As part of this process, all remaining unworked preferred areas from the Minerals Local Plan are being reviewed to assess whether the allocations should be rolled forward into the new local plan or if new evidence is now available to which might affect the deliverability of these sites for minerals extraction. In addition through 3 'call for sites' stages⁵, additional sites have been suggested by landowners and mineral operators.

Clay

- 3.9 The maintenance of a clay landbank is slightly different to that of aggregates. Aggregate sites tend to serve a general construction market, quite often fairly local, which means that several quarries can be in operation and plant can potentially be relocated to a new site when an old one closes. Aggregate sites are also generally restored when the reserves have been exhausted so maintaining the landbank is less about individual units but more about considering the landbank as a whole and providing new sites for when old ones cease.
- 3.10 The landbank with regards to clay is more about ensuring the continuity of individual brick-making units rather than allocating somewhere for new units as brick manufacturing requires a substantial investment in infrastructure. In the UK there are some significant brickworks but associated declining reserves adjacent to these. Due to changes in construction methods the market is much smaller than it was 100 years ago. Brickworks now tend to be either huge industrial units producing millions of bricks for the mass housing market or smaller units serving

⁵ Discussed in Section 4.

more niche markets. The processing method also tends to be different to that of aggregates. The clay is generally dug and then stockpiled in the brick yard ready for production. Enough clay to last several years can be extracted in one go and the site quickly restored without necessarily a huge amount of plant. Sites can often require a wide variety of clays to allow for variations in colours. For many years Gloucestershire had three operational brickworks, two in the Forest of Dean and one in the North Cotswolds. One of the Forest of Dean sites has recently ceased production and is mothballed with uncertainty as to whether it will reopen, if at all. The site at Blockley in the Cotswolds is a larger operation than the two Forest of Dean sites but similar to them in that it specialises in making heritage bricks. As the mineral operators are key in determining whether new allocations should be made to enable a continuation of the brick industry in the areas, how to provide for clay is being considered separately to this process. No new sites have been presented for clay extraction, but issues relating to clay have been discussed in the *Minerals Technical* evidence paper, in dialogue with minerals industry and in the *Minerals Safeguarding* evidence paper.

4.0 The site selection process

- 4.1 As already discussed sites are being presented here to fairly assess suitability with **no preference over which sites should be taken forward** until after the consultation process.
- 4.2 The starting point for new potential allocations is to review all remaining unworked preferred areas from the MLP. Although many new extensions have come forward and been permitted no single preferred area has been permitted in its entirety.
- 4.3 As the remaining unworked Preferred Areas may not include sufficient reserves to maintain provision in the next plan period and circumstances may have changed regarding the deliverability of which sites operators may wish to pursue. The next stage is to make a 'call for sites'. This is by making an invitation for interested parties to submit parcels of land known to contain economic resources. Gloucestershire has undertaken three discrete 'call for sites' stages since 2007.
 - In 2007/08 some targeted stakeholder engagement with the minerals industry was undertaken and aggregates operators were invited to share any areas of land which they considered to be strategic to their operations for future mineral working.
 - In April 2010 a letter was sent to the Minerals Industry (including individual operators and the Minerals Products Association and the British Aggregates Association) and known landowners in areas thought to contain potentially economic aggregate resources as well as planning agents specialising in minerals. This was a call for sites (strategic aggregate sites only) and followed up in the Winter 2010 Minerals and Waste Newsletter 11 (sent to all stakeholders) which again highlighted the call for sites (strategic aggregate sites only).
 - In early 2013 all mineral operators / landowners who have previously submitted sites were contacted to see whether they were still interested in promoting the sites and ongoing dialogue has been occurring with some members of the minerals industry (this is discussed in the evidence paper covering minerals industry involvement. This was again followed up with a further 'call for sites' in the M&W Newsletter number 13 published early in 2013.
- 4.4 As a result of a combination of unworked preferred areas from the 2003 MLP and sites submitted through the call for sites process 18 sites are being considered within this document. Some of these comprise more than one parcel of land making 35 parcels in total. Where sites have been considered as "clusters" it is because they are within the same vicinity and under the control of the same operator therefore could be considered as one site working in phases or as potential options for extension areas to an existing site. Taking account of the aggregate requirements from the LAA and the aggregates evidence base (Minerals Technical Evidence Paper), it is likely that not all of the 35 parcels would

be required for allocation in the MLP. In addition this consultation will provide the opportunity to 'test' the deliverability and environmental suitability of these sites.

5.0 The sites

5.1 The sites have been presented according to mineral resource in no order of preference. The numbering has been derived from the order they appeared in the 2003 MLP with new or previously allocated sites afterwards.

Crushed Rock Forest of Dean		
Number	Name	Number of Parcels (lettering)
CRFD1	Stowe Hill/Clearwell	3 (A-C)
CRFD2	Drybrook	1 (A)
CRFD3	Stowfield	1 (A)
CRFD4	Hewelsfield	1 (A)
Crushed Rock Cotswolds		
Number	Name	Number of Parcels (lettering)
CRCW1	Daglingworth	1 (A)
CRCW2	Huntsmans	3 (A-C)
CRCW3	Three Gates	1 (A)
CRCW4	Oathill	1 (A)
Sand & Gravel Cotswold Water Park		
Number	Name	Number of Parcels (lettering)
SGCW1	Dryleaze Farm/Shorncote	1 (A)
SGCW2	Cerney Wick/Oaktree Fields	1 (A)
SGCW3	Horcott/Lady Lamb Farm	2 (A-B)
SGCW4	Kempsford/Whelford	6 (A-F)
SGCW5	Down Ampney	3 (A-C)
SGCW6	Charlham Farm	1 (A)
SGCW7	Wetstone (Whetstone) Bridge	1 (A)
SGCW8	Spratsgate Lane	1 (A)
Sand & Gravel Severn Vale		
Number	Name	Number of Parcels (lettering)
SGTW1	Page's Lane	3 (A-C)
SGTW2	Redpools Farm	4 (A-D)

5.2 All sites have undergone desktop assessments, incorporating input from technical experts. Some sites will have slightly more information than others because they have either been allocated in the plan, are potential extensions to existing sites with planning history or there already are planning applications submitted to the County Council therefore more data is publicly available. Other information is GIS-based such as flood maps, aquifers, location etc. There is also a general discussion of possible timescales and potential deliverability issues to consider should the site be taken forward into the next stage of the process.

5.3 Throughout the production of this document technical experts and statutory consultees have been involved. Where possible their advice

and comments have been incorporated into the site schedules. The experts are as follows:

- Gloucestershire County Council Ecologist;
- Gloucestershire Centre for Environmental Records;
- Gloucestershire Geology Trust;
- Gloucestershire County Archaeologist;
- Gloucestershire Public Rights of Way team;
- Gloucestershire Highways Authority;
- Gloucestershire Lead Local Flood Authority;
- English Heritage;
- Natural England;
- Environment Agency;
- Ministry of Defence.

5.4 A copy of the comments from Natural England, the Environment Agency and the Ministry of Defence have been included in Appendix 19 because they include some general comments as well as site-specific ones. These are accompanied by a statement by the Minerals Planning Authority explaining how the comments have been incorporated into this document and/or the consultation document.

5.5 The consultation process will allow for the technical experts to further review the data and augment where appropriate. It should also highlight if any additional assessments would be required prior to the *Draft Publication Consultation* on any sites which move forward into the next stage of the process. For example the landscape comments included in the document are only desk-based input. This is because the County Council will need to commission specific assessments of landscape implication and impacts by a suitably qualified landscape professional. Clearly due to the resources required this is more suitable to undertake on a more narrowed down list of sites which might be taken forward.

5.6 A summary of all sites is presented in the main Site Options Consultation document.

6.0 What happens next

- 6.1 As outlined above and in the consultation document, the County Council will need to consider which sites are suitable and required to maintain provision for a steady and adequate supply of aggregates over the plan period.
- 6.2 It should be noted that a criteria-based policy framework will also be required for either smaller scale, residual areas of land or 'windfall' sites which might come forward at a later date. However the MPA considers it appropriate to allocate, in particular the more strategic sites, to ensure a degree of certainty that provision for aggregates can be maintained at the required level identified.
- 6.3 Whichever sites are allocated will be included in the next stage of plan preparation which is the pre-publication draft. The County Council will present a discussion as to justify which sites should be taken forward and those not considered appropriate for inclusion to support the consultation. This will be subject to consultation most likely in early 2015. Assuming that site allocations are retained in the MLP the next stages will be Publication and then Submission later in 2015. A Government appointed Inspector will consider the appropriateness of the sites through examination of the plan in late 2015 / early 2016.

APPENDICES

General Points to consider

Ecology/biodiversity,

Due to the fact that a lot of the species which could be found on the sites are mobile and also many of the sites are being considered as potential extension areas to existing sites, assessments have been undertaken on any existing quarries in addition to those undertaken on the potential extensions.

Water-related issues

Flood Risk

The technical guidance to the NPPF outlines the flood risk vulnerability classification⁶. Minerals working and processing (except sand & gravel working) are classed as less vulnerable, which means that they are potentially compatible with all flood zones except for Flood Zone 3b, the functional floodplain⁷. Sand and gravel workings are classed as water-compatible development and are potentially suitable for all flood zones including 3b, the functional floodplain.

The technical guidance to the NPPF provides the following definitions in relation to flooding:

- “areas at risk of flooding” means land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency;
- “flood risk” means risk from all sources of flooding - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.
- Zones 2 and 3 are shown on the flood map with Flood Zone 1 being all the land falling outside Zones 2 and 3.

Source Protection Zones

The Environment Agency have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply and have divided groundwater source catchment into three zones:

- **SPZ1 – Inner protection zone**

Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres.

- **SPZ2 – Outer protection zone**

Defined by a 400 day travel time from a point below the water table. The

⁶ Table 2 of the technical guidance to the NPPF.

⁷ Table 3 of the technical guidance to the NPPF.

previous methodology gave an option to define SPZ2 as the minimum recharge area required to support 25 per cent of the protected yield.

This option is no longer available in defining new SPZs and instead this zone has a minimum radius of 250 or 500 metres around the source, depending on the size of the abstraction.

- **SPZ3 – Source catchment protection zone**

Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source. For heavily exploited aquifers, the final Source Catchment Protection Zone can be defined as the whole aquifer recharge area where the ratio of groundwater abstraction to aquifer recharge (average recharge multiplied by outcrop area) is >0.75 . There is still the need to define individual source protection areas to assist operators in catchment management.

- **Former zone of special interest**

A fourth zone SPZ4 or 'Zone of Special Interest' was previously defined for some sources. SPZ4 usually represented a surface water catchment which drains into the aquifer feeding the groundwater supply (i.e. catchment draining to a disappearing stream). In the future this zone will be incorporated into one of the other zones, SPZ 1, 2 or 3, whichever is appropriate in the particular case, or become a safeguard zone.

Further information on SPZs can be found at the Environment Agency's website <http://www.environment-agency.gov.uk/homeandleisure/37833.aspx> and <http://www.environment-agency.gov.uk/homeandleisure/37805.aspx>

Groundwater/Aquifers

The Environment Agency has designated aquifers in accordance with the *Water Framework Directive*. These designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

The aquifers have been identified in this document based on the Environment Agency's designations:

Principal Aquifers

These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

Secondary Aquifers

These include a wide range of rock layers or drift deposits with an equally wide

range of water permeability and storage. Secondary aquifers are subdivided into two types:

- **Secondary A** - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers;
- **Secondary B** - predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.
- **Secondary Undifferentiated** - has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
- **Unproductive Strata**
- These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

For more information on aquifers please visit the Environment Agency's website <http://www.environment-agency.gov.uk/homeandleisure/117020.aspx>

Locally Agreed Surface Water

The Locally Agreed Surface Water Information represents areas that are susceptible to surface water flooding between the depths of 0.1m to 0.3m and depths greater than 0.3m. Its fundamental purpose is to aid in recognising areas that are at most risk and hence identify priority areas to develop countywide strategic plans.

The output has been constructed through combining the Environment Agency's two surface water maps i.e. the Areas Susceptible to Surface Water Flooding and the Flood Map for Surface Water, local modelled data (i.e. from Surface Water Management Plans – SWMPs and district modelling), historic data, and local knowledge. For the final map, each of the county's districts together with the Environment Agency reviewed their respective areas and jointly agreed with the Lead Local Flood Authority (LLFA) on the extent of their surface water flooding and the most appropriate existing surface water data. A table of the mapping used for each districts is shown below:

Local Authority Boundary	Summary of Locally Agreed Surface Water Information
Cheltenham Borough	<ul style="list-style-type: none"> - Within the Cheltenham urban area – Surface Water Management Plan (SWMP) mapping was used - Outside of Cheltenham urban area the Flood Map for Surface Water was used.
Cotswolds District	<ul style="list-style-type: none"> - Local mapping produced by Cotswold District Council for Andoversford, Chipping Campden, Moreton-in-Marsh, Naunton, Weston-sub-Edge and Willersey. - For the remainder of the District the Flood Map for Surface Water
Forest of Dean District	<ul style="list-style-type: none"> - Flood Map for Surface Water was used throughout District
Gloucester City	<ul style="list-style-type: none"> - Surface Water Management Plan (SWMP) mapping was used throughout Gloucester City
Stroud District	<ul style="list-style-type: none"> - Surface Water Management Plan (SWMP) mapping was used where available (covering River Frome catchment and the eastern half of the District, including the town of Stroud) - For the remainder of the District the Flood Map for Surface Water was used.
Tewkesbury Borough	<ul style="list-style-type: none"> - Surface Water Management Plan (SWMP) mapping was used where available (covering the Carrant Brook, River Swilgate and Tirle Brook catchments) - For Tewkesbury town the Areas Susceptible to Surface Water Flooding map was used. - For the remainder of the Borough the Flood Map for Surface Water was used.

Historic flooding, topography, superficial geology, bedrock and ground surface information are the fundamental components of the models output. Due to the model's scale, specific floor levels, property design and construction features are not taken in to account. Hence the Locally Agreed Surface Information maps represent broad areas at risk of surface water flooding, and therefore should not be used to identify the flood risk of individual properties or specific locations (i.e. proposed developments). In these cases detailed flood risk assessments should be carried out.

Glossary and Abbreviations

Authorities Monitoring reports (AMR) (formerly known as *Annual Monitoring Reports*) – These are reports by local planning authorities assessing progress with, and the effectiveness of plans and policies.

Aquifers – The special underground rock layers that hold groundwater, which are often an important source of water for public water supply, agriculture and industry.

The Environment Agency (EA) – The Public Body responsible to the Secretary of State for Environment, Food and Rural Affairs with the principal aims to protect and improve the environment, and to promote sustainable development. They play a central role in delivering the environmental priorities of central government through our functions and roles.

Geodiversity – the variety of forms, processes and materials that the Earth is made up of.

Geographic Information System (GIS) – The system where most of the county's geographic data is stored.

Habitats Regulation Assessment (HRA) - Ensures that the protection of the integrity of European sites is considered as part of the planning process. The requirement for HRA of plans or projects is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ("Habitats Directive").

Historic Environment Records (HER) - Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Key Wildlife Site (KWS) – Areas of local nature conservation value designated by the Gloucestershire wildlife trust (see Local Sites).

Local Aggregates Assessment (LAA) – an annual assessment of the demand for and supply of aggregates in a minerals planning authority's area.

Local Site – Local designated sites (which include 'Local Wildlife Sites' and 'Local Geological Sites') make an important contribution to ecological networks and are overseen by Local Sites systems. These systems vary considerably in terms of size (both the administrative area they cover and the number of sites selected) and cover contrasting landscapes in coastal, rural and urban situations. Local Sites systems encompass both biodiversity and geological conservation. In Gloucestershire Local Wildlife Sites are known as Key Wildlife Sites (KWS) and Local Geological Sites are known as Regionally Important Geological/Geomorphological Sites (RIGS).

National Nature Reserve (NNR) - Areas of national and some international nature conservation importance, managed primarily to safeguard such interest in accordance with Natural England's requirements. NNRs are designated under section 19 of the

National Parks and Access to the Countryside Act 1949 or section 35 of the Wildlife and Countryside Act 1981.

National Planning Policy Framework (NPPF) – Sets out the Government's vision for sustainable waste management in England. The current strategy covers the period to 2020.

RAMSAR – Wetlands of international importance, designated under the Ramsar Convention.

RIGS - Regionally Important Geological/Geomorphological Sites (see Local Sites).

Scheduled Ancient Monument (SAM) – Sites and remains designated under the Ancient Monuments and Archaeological 1979 to ensure protection from development.

Sites of Special Scientific Interest (SSSI) – A site statutorily protected for its nature conservation, geological or scientific value.

Special Areas of Conservation (SAC) – Areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats.

Strategic Flood Risk Assessment (SFRA) - The aim of the SFRA is to map all forms of flood risk and use this as an evidence base to locate new development primarily in low flood risk areas (Zone 1). Areas of 'low' (zone 1), 'medium' (zone 2) and 'high' (zone 3) risk.

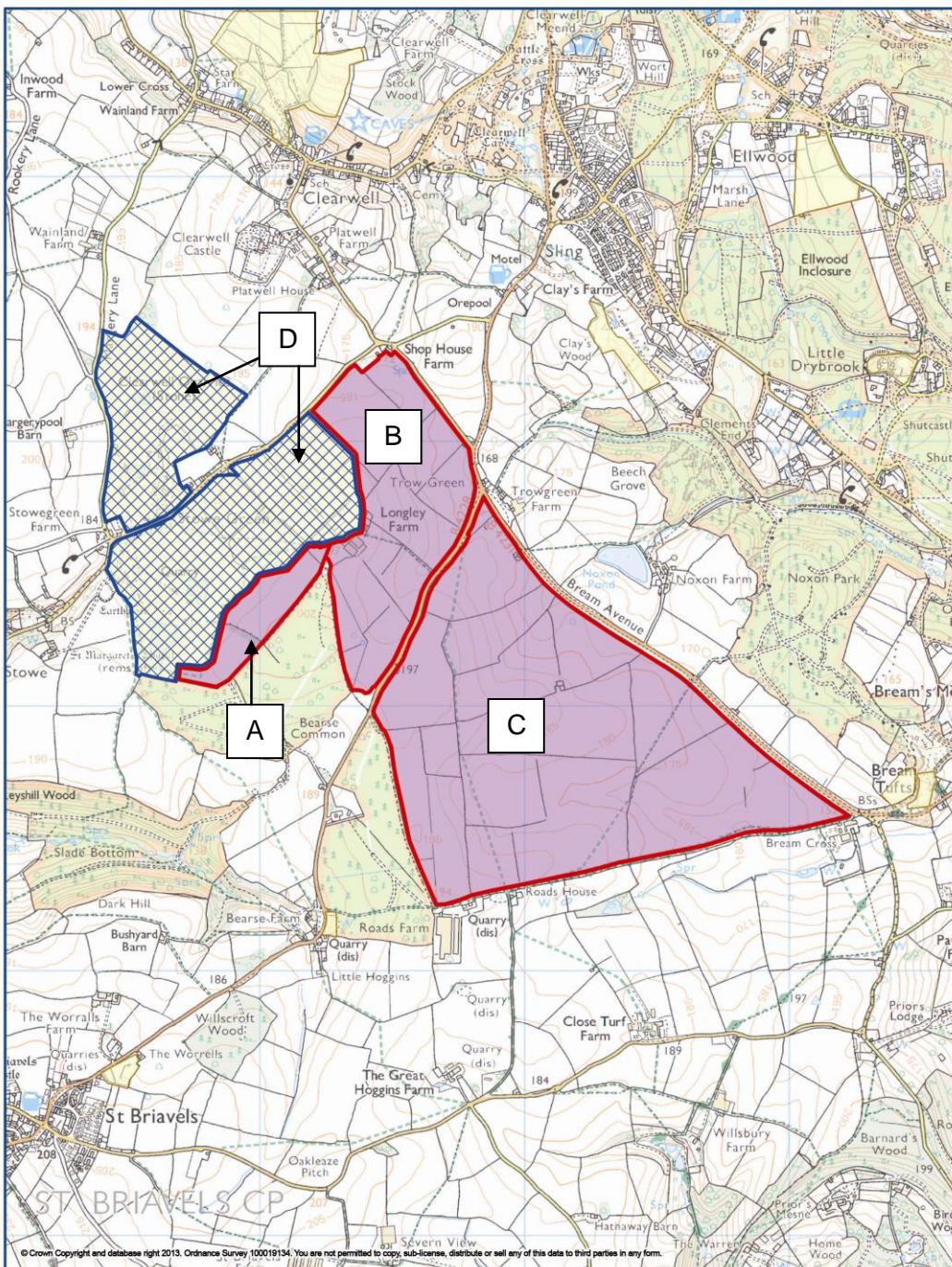
Strategic Nature Area (SNA) - Landscape-scale blocks of land which show opportunities for habitat expansion within the county. They form part of the Gloucestershire Nature Map, which itself forms part of the South West Nature Map.

Special Protection Area (SPA) – Areas which have been identified as being international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

Sustainability Appraisal (SA) – An appraisal of the economic, environmental and social effects of a plan, applied from the outset of the plan preparation process to allow decisions to be made that accord with sustainable development.

Site Maps and Images

Site Map



Potential Site Allocations

Historic Permission

Existing Quarry

Out of County

1000 yards
1000 metres

Gloucestershire
COUNTY COUNCIL

N
MW030_09

Site Images

*Locational Information*

Site Details

Site Description	<p>The site is located near the village of Clearwell and to the west of the small hamlet of Stowe Green in the Forest of Dean. There are three parcels (Areas A-C on the plan) being considered as potential extension areas to the existing Clearwell/Stowe Hill Quarry (Area D). The existing quarry comprises two parcels. The northern parcel is the original worked out "Clearwell" quarry where the current plant and access infrastructure are based. The southern parcel is the more recent "Stowe Hill" quarry.</p> <p>A preferred extension area was allocated within the former Minerals Local Plan. The majority of this area now benefits from a minerals planning permission (DF/2238/X) granted in January 2007 (which is subject to an application for variation of conditions that is currently being considered by the MPA – ref 09/0073/FDMAJM). There is a residual area which did not form part of that planning application and this is marked as Area A.</p> <p>All three proposed parcels are currently used as farmland. There is a mixture of grazing and arable. Some trees are present on the site and there is a working farm within Area B. The plant and access route is currently located within the northern "Clearwell Quarry" but the site has recently been granted permission to relocate the plant to the southern "Stowe Hill Quarry" (Parcel D South) with a new access route onto the B4228 (09/0072/FDMAJM).</p> <p>The existing quarry currently produces a range of limestone products including both aggregates and non-aggregates.</p>		
Planning History	<p>As highlighted above, Area A is an unworked area from the former Minerals Local Plan and the existing Clearwell/Stowe Hill Quarry has been granted permission for a new access route which crosses Area B. However, a scoping opinion (13/0079/SCOPE) was issued in January 2014 by Gloucestershire County Council in relation to a proposed extension that was not intending to use the new access. The proposed extension covers all of Parcel B and most of Parcel A.</p> <p>There is no other minerals related planning history for the three proposed parcels of land.</p>		
District	Forest of Dean		
Parish	Parcel A Newland and St Briavels Parcels B and C Newland		
Easting	A) 356988 B) 357542 C) 358078	Northing	A) 206349 B) 206741 C) 205977
Approximate Site Area (to nearest half hectare)	A) 10 B) 48 C) 137.5		
Type of Mineral	Forest of Dean Limestone		
Estimated Yield	There were provisional estimates but as the quarry came under new ownership in May 2013, the operator has indicated that some borehole testing will be undertaken in the near future and the results will provide better estimates of the reserve potential in parcels A &		

	B. With regards to Parcel C, the reserve potential is inferred from the geology, but is considered to be in excess of 10mt. The scoping opinion request did not provide any updated figures, but suggested that it could extend the quarry life by at least 15 years.
Reasons for inclusion & deliverability related to landownership / operator interest.	<p>Parcel A is an unworked preferred area from the former MLP.</p> <p>Parcels B and C were submitted by the former operator, but the new operator has confirmed their intent in these areas of land.</p> <p>All proposed areas are within land where the operator has the potential development option for. However, quarry ownership has changed since the original call for sites and the new operators are re-evaluating the land. As current reserves might only last until around 2018. The new operator has confirmed that the desired approach would be to extend the current operations into either parcels A or B, or both. Subject to the confirmation of estimated resources, Area A might provide 3-4 years reserves while Area B could provide for reserves throughout and beyond the end of the plan period of 2030. Parcel C is not envisaged as a stand-alone operation by the operator of Clearwell Quarry. Subject to the suitability of B, parcel C would only contribute to post 2030 and longer-term landbank requirements. The request for the recent scoping opinion (discussed above) infers that the proposed extension for parcel B and most of parcel A could extend the quarry life by approximately 15 years.</p>

Site Assessment Factors/Criteria for Consideration

Landscape

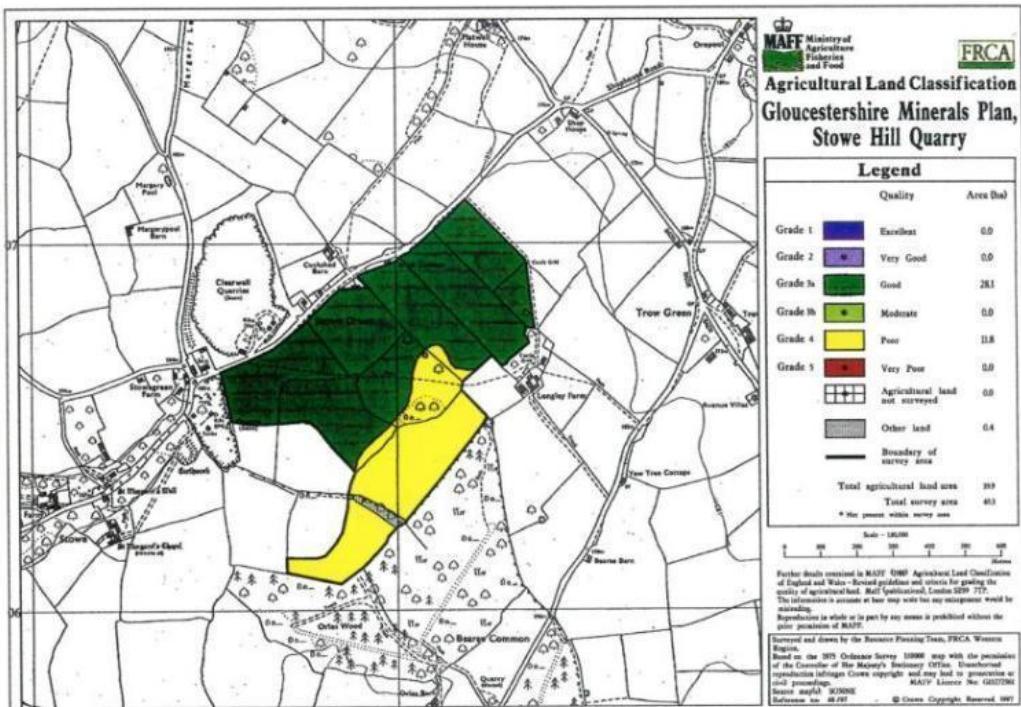
Landscape Character – National	Forest of Dean and Lower Wye
Landscape Character – County	Limestone Plateau
Landscape Character – Local	Limestone Plateau
AONB	The site does not lie within the AONB, but the existing quarry – parcel D is adjacent to the Wye Valley AONB.

Green Belt

Comments	The site does not lie within the Gloucester/Cheltenham green belt.
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Soil Quality (Agricultural Land Classification)

The plan below was provided by MAFF (now DEFRA) to support the former Minerals Local Plan c.1997.

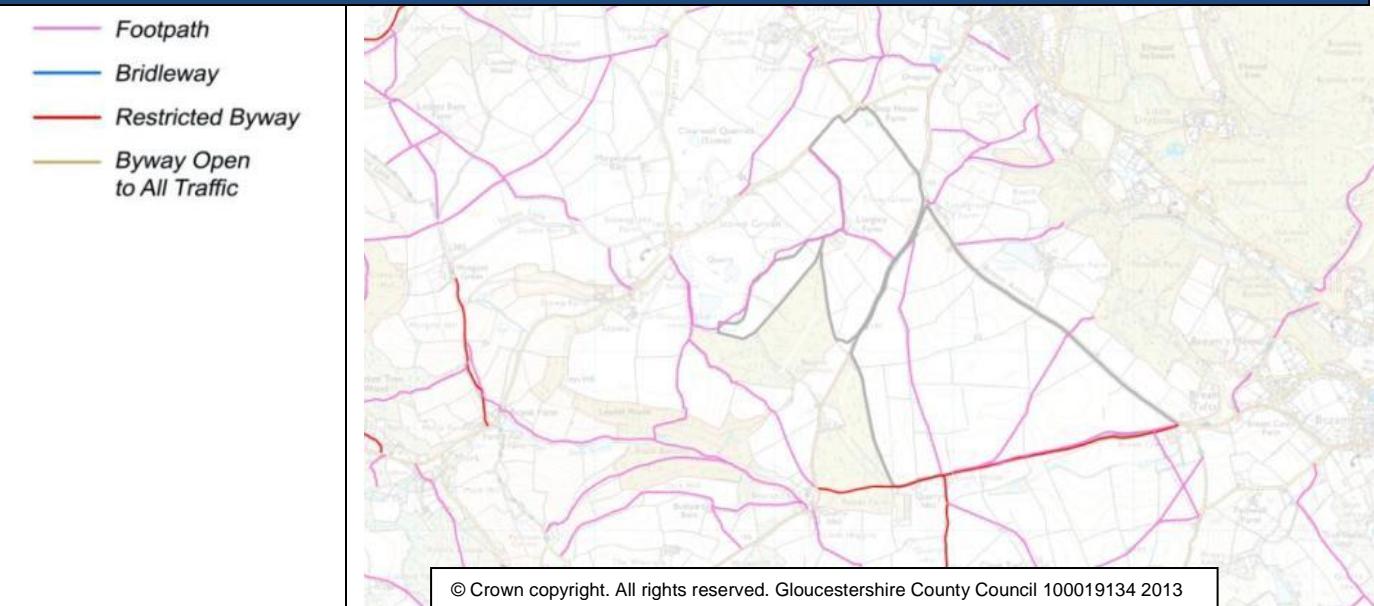


Highways

The existing access is restricted to 600,000 tpa. A new permission has been granted for the creation of a new access, creation of quarry void and relocation of plant, but a separate permission would be required to use the new access outside the parameters of that permission. It is anticipated that any potential extension would need to work within the current established output parameters.

Public Rights of Way

(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)



Comments	Paths affected are FSB 21/1&2, RNE 72/1, RNE 70/1, RNE 71/1, RNE 66/1, RNE 67/1 and FSB 138/1. A Temporary Closure Order would be required for all paths that it would not be possible to divert. Once issued this Temporary Closure Order would be referred to the Secretary of State with a request for a long term extension to coincide with the period of quarrying activity and subsequent return to green field condition of the affected area. At this time the footpath TC Order would then be rescinded and the path(s) would be required to be re-instated and made available again for public use. Mineral developments could well offer opportunity of enhancement of FSB 21 but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.
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Sensitive Receptors

Distance from nearest address point	Parcel A – Longley Farm (less than 100m) Parcel B – Longley Farm (within parcel boundary) Parcel C – Avenue Villas & Yew Tree Cottage (within parcel boundary)
Distance from nearest settlement	Parcel A – Stowe (less than 500m) Parcel B – Stowe (less than 500m) Parcel C – Bream (less than 500m)

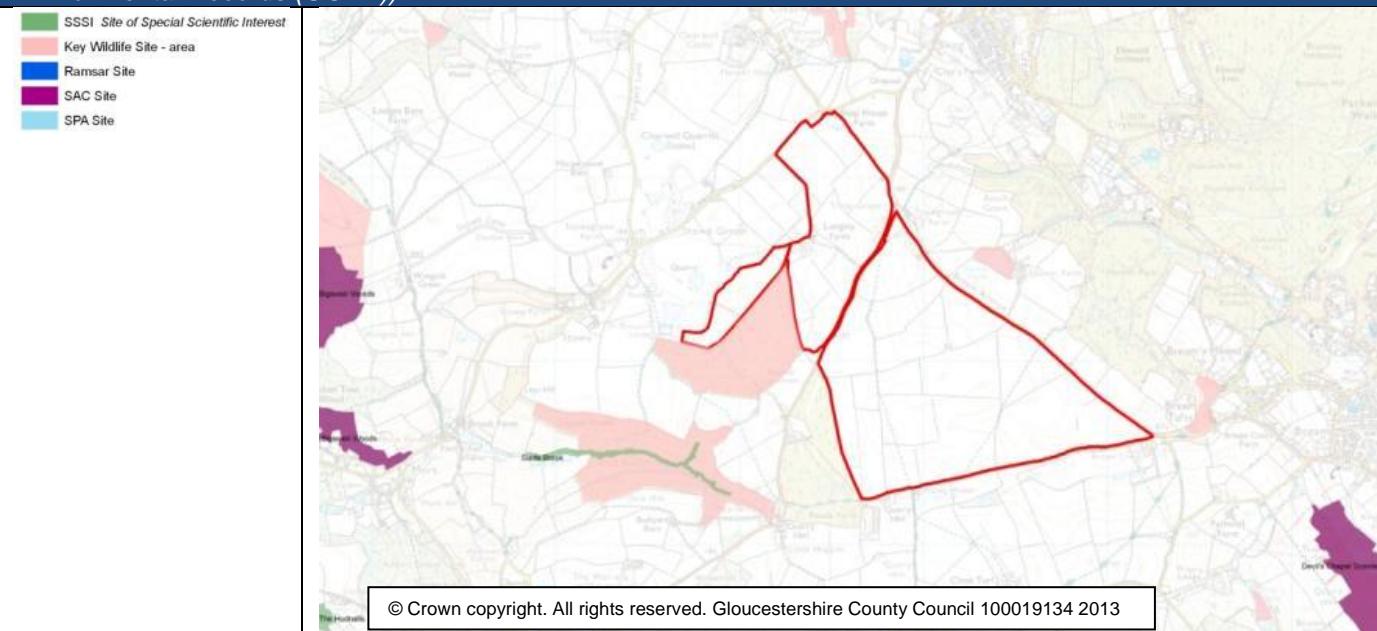
Aerodrome Safeguarding

(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))

Comments	The site does not lie within a known aerodrome safeguarding zone.
MoD comments	No comment made.

Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))



Parcel A (Unworked 2003 MLP Preferred Area)

Overall Comment	Overall impact on biodiversity is potentially negative or uncertain
Nearby Internationally & Nationally Designated Sites	Wye Valley & FoD Bat Sites SAC, Wye Valley Woodlands SAC Slade Brook SSSI (Geological Site)
Nearby Locally Designated Sites	Orles Wood KWS, Clearwell Old Wall KWS, Slade, Leyshill & Slade Bottom Woods KWS
Nearby Strategic Nature Areas and Priority Habitats	Wye Woods 3 SNA, Wye Woods 2 SNA Lowland Mixed Deciduous Woodland, Lowland Calcareous Grassland, Lowland Meadow, Traditional Orchards
Nearby Protected & Priority Species	Corn buttercup, polecat, great crested newt, brown long eared bat, yellowhammer, curlew, dingy skipper small blue butterfly, white-letter hairstreak plus moths rustic, small square-spot, figure of eight and blood-vein.
Key Development Criteria	In respect of the General Development Criteria the presence of Wye Valley & FoD Bat Sites SAC, Wye Valley Woodlands SAC and Slade Brook SSSI are confirmed as nearby plus Orles Wood KWS, Clearwell Old Wall KWS, Slade, Leyshill & Slade Bottom Woods KWS as adjacent and within 1km of the land. Priority habitats plus protected and/or priority species have been recorded adjacent and within 1km of the land. This is arable land with hedgerows/trees adjacent to the consented quarry at Stowe Hill. The site has a range of ecological matters to assess but particularly the impacts of minerals development proposals on nearby designated sites and the land's current and future usage by protected species. Context of agreed restoration scheme for existing consented minerals operations adjacent to the north and to the west must be taken into account which will already deliver biodiversity enhancement. Conserving and enhancing biodiversity within or next to Wye Woods SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Subject to the observations of statutory advisors a significant effect on Wye Valley & FoD Bat Sites SAC and Wye Valley Woodlands SAC is considered to be unlikely but any development proposal for this land should still be assessed for such impacts at the planning application stage. An impact on the national site Slade Brook SSSI is possible with respect to its designated geological features (tufa dams) and needs detailed assessment at the planning application stage.

Parcel B

Overall Comment	Overall impact on biodiversity is potentially negative or uncertain
Nearby Internationally & Nationally Designated Sites	Wye Valley & FoD Bat Sites SAC, Wye Valley Woodlands SAC Slade Brook SSSI, Old Bow & Ham Mines SSSI, Devil's Chapel Scowles SSSI, Tudor Farm Bank SSSI
Nearby Locally	Orles Wood KWS

Designated Sites	
Nearby Strategic Nature Areas and Priority Habitats	Wye Valley Woods 2 SNA, Wye Valley Woods 3 SNA Lowland Mixed Deciduous Woodland
Nearby Protected & Priority Species	Polecat, brown long-eared bat, common toad, otter, slow worm, dormouse, corn buttercup, yellowhammer, house sparrow, lapwing, small blue butterfly, white letter hairstreak, small heath butterfly, dingy skipper, small pearl-bordered butterfly, and moths rustic, small square-spot and blood-vein.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Wye Valley & FoD Bat Sites SAC, Wye Valley Woodlands SAC, Slade Brook SSSI, Old Bow & Ham Mines SSSI and Tudor Farm Bank SSSI are confirmed as nearby plus Orles Wood KWS as within adjacent to the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This site consists of a number of quite open arable fields with some remnant hedgerow/tree lines adjacent to the consented quarry at Stowe Hill. There are a range of ecological matters to assess but particularly the impacts of minerals development proposals on nearby designated sites and the land's current and future usage by protected species. Context of agreed restoration scheme for existing consented minerals operations adjacent to the west must be taken into account which will already deliver biodiversity enhancement. Conserving and enhancing biodiversity within or next to Wye Woods 2 SNA and Wye Woods 3 SNAs is a relevant consideration in restoration and after-care schemes for minerals development associated with this site.</p> <p>Subject to the observations of statutory advisors a significant effect on Tudor Farm Bank SSSI is considered to be unlikely. Through the MLP HRA a significant effect on the Old Bow & Old Ham Mines SSSI or perhaps Devil's Chapel Scowles SSSI both part of the Wye Valley & FoD Bat Sites SAC cannot be completely ruled out. This is because there may be underground connections to bat roost areas in the two SSSI to the north and south. Bats from here and from the Wye Valley Woodlands SAC may also use hedgerows in parcel B for commuting purposes. An impact on the national site Slade Brook SSSI is possible with respect to its designated geological features (tufa dams) and needs detailed assessment at the planning application stage. In respect of the General Development Criteria for HRA any development proposal will need to be screened to see if an AA is required as there may be a likely significant effect on the Wye Valley & FoD Bat Sites SAC and/or Wye Valley Woodlands SAC either alone or in combination with other plans or projects.</p>

Parcel C

Overall Comment	Overall impact on biodiversity is potentially negative or uncertain
Nearby Internationally & Nationally Designated Sites	Wye Valley & FoD Bat Sites SAC, Wye Valley Woodlands SAC Slade Brook SSSI, Devil's Chapel Scowles SSSI, Old Bow & Ham Mines SSSI.
Nearby Locally Designated Sites	Orles Wood KWS, Bream Tufts KWS, Noxon Pond KWS, Old Park & Old Bargains Woods KWS, Priors Pool KWS, Clearwell Valley KWS, Slade, Leyshill & Slade Bottom Woods KWS
Nearby Strategic Nature Areas and Priority Habitats	Wye Woods 2 SNA, Wye Woods 3 SNA Lowland Mixed Deciduous Woodland, Lowland Calcareous Grassland, Lowland Meadow
Nearby Protected & Priority Species	Lesser horseshoe bat, brown long-eared bat, Bechstein's bat, dormouse, hedgehog, brown hare, polecat, otter, slow worm, viviparous lizard, great crested newt, common toad, curlew, corn buttercup, small heath butterfly, white letter hairstreak, dingy skipper plus moths rustic, small square-spot and blood-vein.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Wye Valley & FoD Bat Sites SAC, Wye Valley Woodlands SAC, Slade Brook SSSI and Devil's Chapel Scowles SSSI are confirmed as nearby plus Orles Wood KWS, Bream Tufts KWS, Noxon Pond KWS, Old Park & Old Bargains Woods KWS, Priors Pool KWS, Clearwell Valley KWS and Slade, Leyshill & Slade Bottom Woods KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This site consists of a large area of open arable fields with some remnant hedgerows/tree lines not immediately adjacent to the consented minerals area at Stowe Hill. There are a range of ecological matters but particularly impacts of minerals development proposals on nearby designated sites and the land's current and future usage by protected species.</p>

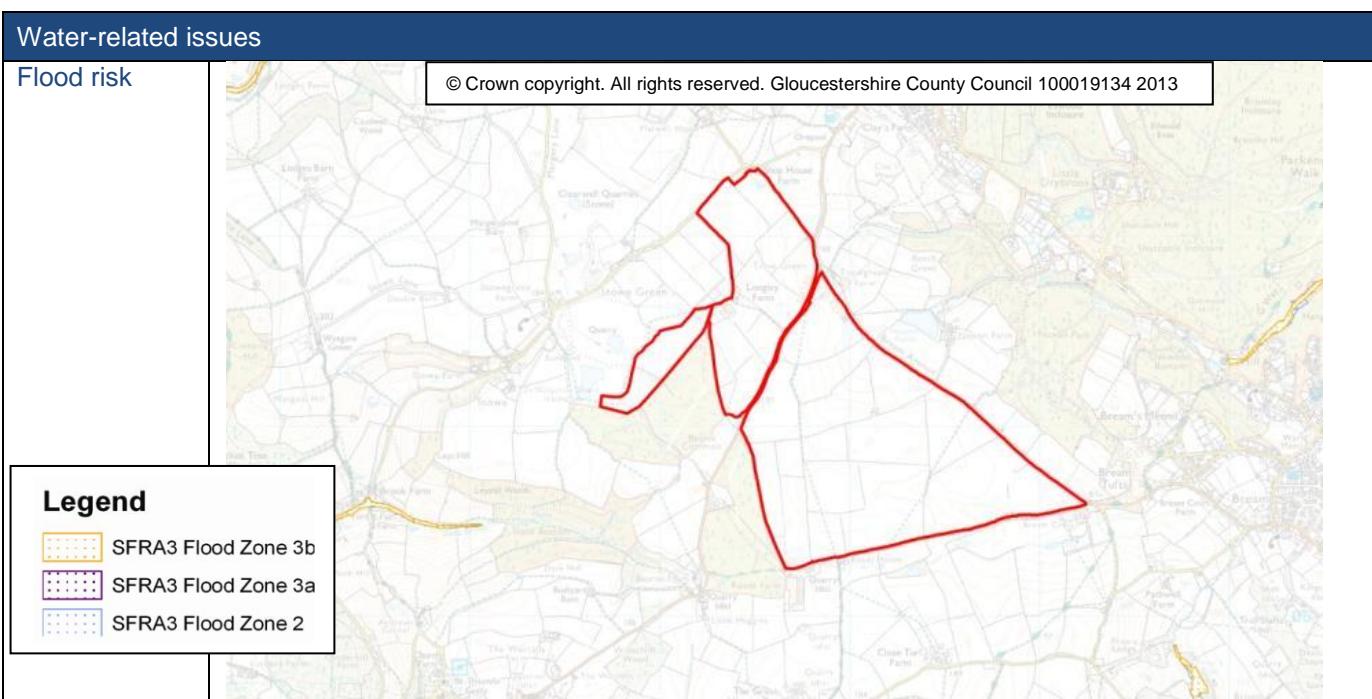
	<p>Conserving and enhancing biodiversity within or next to Wye Woods 3 SNA and Wye Woods 2 SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site.</p> <p>Subject to the observations of statutory advisors a significant effect on Tudor Farm Bank SSSI is considered to be unlikely. Through the MLP HRA a significant effect on the Old Bow & Old Ham Mines SSSI or perhaps Devil's Chapel Scowles SSSI both part of the Wye Valley & FoD Bat Sites SAC cannot be completely ruled out. This is because there may be underground connections to bat roost areas in the two SSSI to the north and south. Bats from here and from the Wye Valley Woodlands SAC may also use hedgerows in parcel B for commuting purposes. An impact on the national site Slade Brook SSSI is possible with respect to its designated geological features (tufa dams) and needs detailed assessment at the planning application stage. In respect of the General Development Criteria for HRA any development proposal will need to be screened to see if an AA is required as there may be a likely significant effect on the Wye Valley & FoD Bat Sites SAC and/or Wye Valley Woodlands SAC either alone or in combination with other plans or projects.</p>
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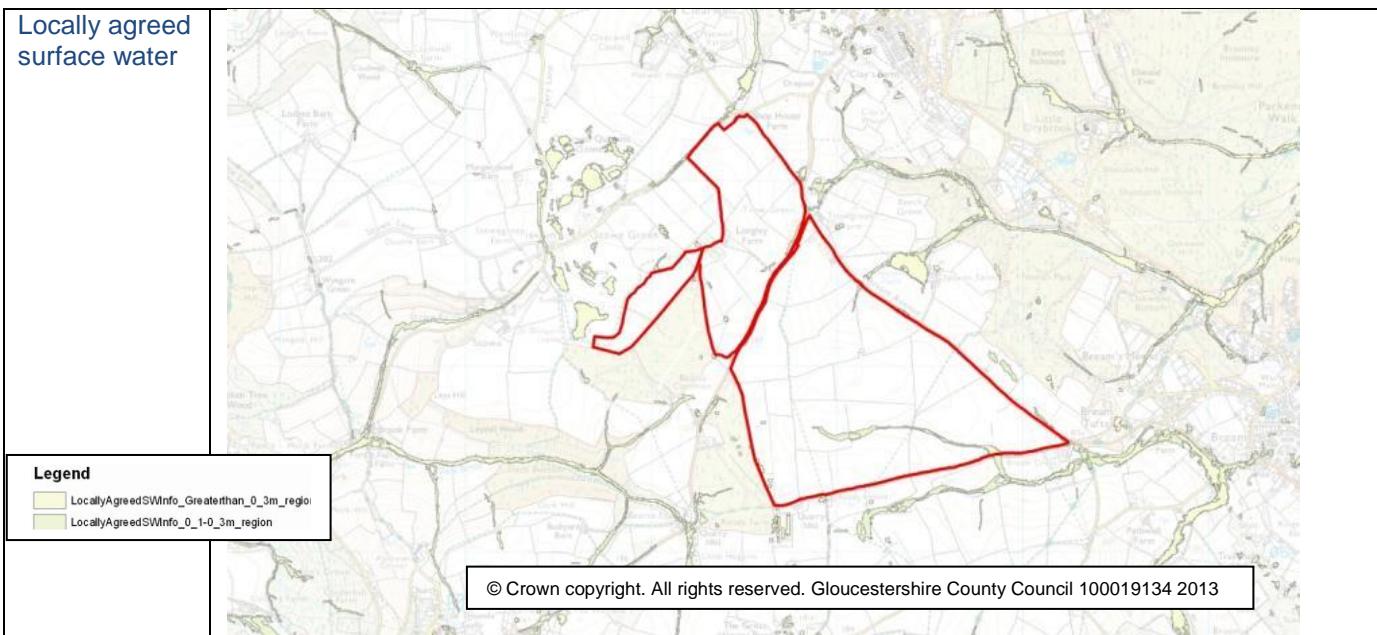
Parcel D (Existing Quarry)

Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	Wye Valley & FoD Bat Sites SAC, Wye Valley Woodlands SAC Slade Brook SSSI, Tudor Farm Bank SSSI
Nearby Locally Designated Sites	Orles Wood KWS, Noxon Pond KWS, Clearwell Valley KWS, Clearwell Old Wall KWS, Slade, Leyshill & Slade Bottom Woods KWS
Nearby Strategic Nature Areas and Priority Habitats	Wye Woods 2 SNA, Wye Woods 3 SNA Lowland Mixed Deciduous Woodland, Lowland Calcareous Grassland, Lowland Meadow, Traditional Orchards
Nearby Protected & Priority Species	Great crested newt, bat species, badger, corn buttercup, lapwing, curlew, house sparrow, polecat, small blue butterfly, dingy skipper, white-letter hairstreak plus moths figure of eight, rustic and small square spot.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Wye Valley & FoD Bat Sites SAC, Wye Valley Woodlands SAC, Slade Brook SSSI and Tudor Farm Bank SSSI are confirmed as nearby plus Orles Wood KWS, Noxon Pond KWS, Clearwell Valley KWS, Clearwell Old Wall KWS and Slade, Leyshill & Slade Bottom Woods KWS as adjacent and within 1km of the land. Priority habitats plus protected and/or priority species have been recorded adjacent and within 1km of the land.</p> <p>This is a large existing consented minerals site with measures in place to protect Slade Brook SSSI and deliver phased biodiversity enhancement for notable species and habitats through an agreed restoration scheme. Conserving and enhancing biodiversity within or next to Wye Woods 2 SNA and Wye Woods 3 SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site.</p> <p>Subject to the observations of statutory advisors a significant effect on Wye Valley & FoD Bat Sites SAC, Wye Valley Woodlands SAC and Tudor Farm Bank SSSI is considered to be unlikely but any development proposal for this land should still be assessed for such impacts at the planning application stage. An impact on the national site Slade Brook SSSI is possible with respect to its designated geological features (tufa dams) however this is controlled through the consented development on this land. Any new/revised development on the land however will need updated assessment of potential impacts on this geological SSSI at the planning application stage.</p>

Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	<p>There are no constraints within the stated boundary.</p> <p>A - This area is adjacent to Stowe Green/Clearwell Quarries/RIGS 236, SO 565 065</p> <p>B - No geodiversity would be harmed within 250m of the stated boundary.</p> <p>C - This area is within 250m of the site boundary for Bream Quarry/RIGS 142, SO 5953 0567</p>
Key Development Criteria	If further quarrying increases the depth of the quarry it would be useful to preserve a rock face showing the underlying shales and limestones.

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Previous advice which is still valid, or any changed circumstances.	Advice given in 1998 for the previous Minerals Local Plan identified limited archaeological interest, probably because of the lack of previous archaeological research in the area. Assessment and evaluation of the existing quarry area in 2001-2 identified evidence of iron smelting. A programme of mitigation was subsequently undertaken as a condition of the permission in 2009. The iron smelting found to be of Anglo-Saxon date and is of considerable importance.
Nearby heritage assets	No designated heritage assets are recorded on any of the three sites. Area A: Other than small quarry pits no archaeological sites are recorded on the HER in this area. Area B: Sites recorded in this area include: earlier prehistoric flint finds, medieval pottery and evidence of small quarry pits. Longley Farm is an unlisted 18 th century building. Area C: Prehistoric flints and pottery, Roman pottery, and undated linear earthworks have been identified in this area.
The site distance from any historic feature set out above.	Similar features are known from the surrounding landscape.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Area A: Type L1: Irregular enclosure Area B: Type A4: Less regular organised enclosure Area C: Type A4: Less regular organised enclosure
Mitigation	The archaeological interest in all three areas is as yet uncertain. Assessment and evaluation will be required to establish the extent and significance of any heritage assets present. There are no historic environment implications from any depth increase in the existing quarry.
Key Development Criteria	Pre-determination assessment/evaluation to an agreed brief. An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Archaeological recording of other identified assets to an appropriate level.



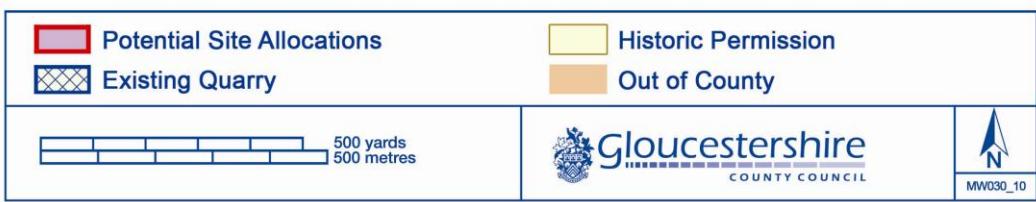
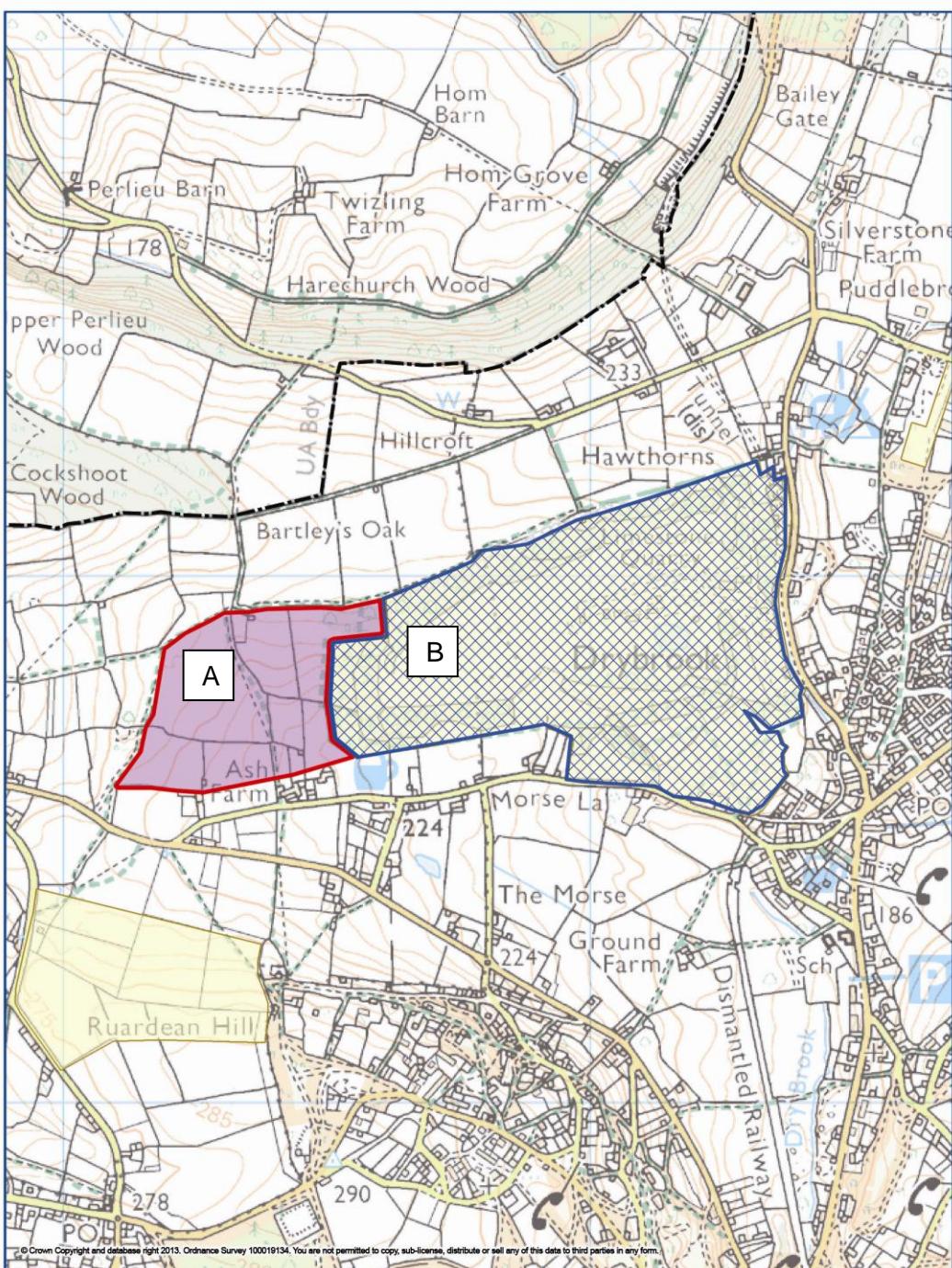


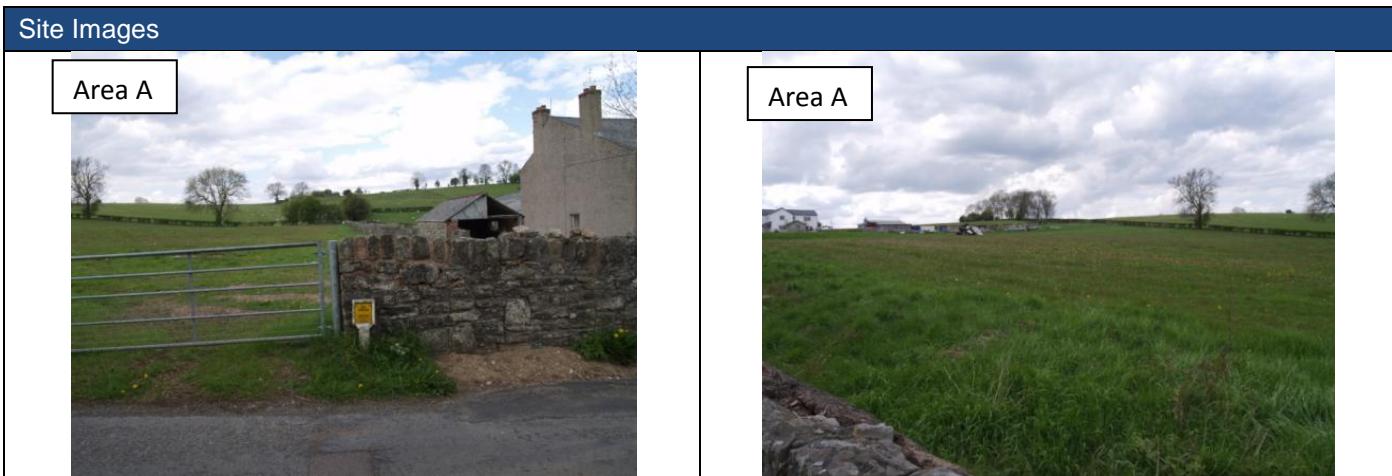
Locally agreed surface water	
2003 MLP hydrological comments	<p>Mineral operators are requested to carry out preliminary hydrological monitoring in advance of the submission of a planning application to ensure that ground and surface water can be safeguarded. The depth and characteristic of the water table needs to be established and no work should be carried out below the water table. If dewatering is required it will be necessary for the operators to agree measures to mitigate any adverse effect on the water environment.</p> <p><i>N.B. These comments relate to an area which was greater in extent to that being considered in this process.</i></p>
Contaminated Land	<p>There are no landfills listed on the Environment Agency's Historic Landfill GIS layer within the 3 parcels or 250m of the boundary. However, some inert material may have been imported into the existing quarry for restoration purposes.</p>
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Low flood risk
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Low flood risk
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	<25%
Records of flooding (GCC's Flood Data Register)	1 report of highway flooding in Clements End, Coleford.
Any other known issues	n/a
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	To the south of Stowe Hill/ Clearwell Site C an ordinary watercourse exists.
Consenting authority under section 23 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	No record of watercourse ecological status.
GW Vulnerability Zone	The majority of Parcel A overlies a Secondary A aquifer. The majority of Parcels B and C overlie a Principal aquifer.
GW quantitative quality	Good
GW source protection zone	Not within a designated Groundwater source protection zone.
Ecological status of lake(s) within the proposed site	No known lakes.

catchment	
General Comments / Potential Development Criteria	
The three parcels combined cover a vast area and it is likely that phased site extensions could extend well beyond the plan period. As the quarry has recently changed ownership the new owners are in the process of re-evaluating the potential reserves within the quarry. It is likely that, subject to suitability, parcels A and B could come forward within the plan period and be sufficient to maintain productive capacity at Clearwell Quarry to 2030 and potentially beyond. Therefore it is anticipated that Parcel C would only contribute to longer-term landbank requirements.	
Landscape: Parcel A is part of the unworked preferred area and as such is part of the plateau feature that is concealed from long distance views by Orles Wood to the south and from other directions by the dip of slope and current quarry screening bunds. Parcel B covers part of land that dips East and South. As the land falls away it does not benefit from the same sort of screening for close to medium viewpoints as the 2003 MLP preferred area. Therefore significant landscape mitigation might be required. As some longer distant viewpoints are from higher ground such mitigation would need to assess the potential impact from those locations and develop mitigation accordingly. Parcel C includes a mixture of pasture and dipping land that depending on what parts are worked will require assessment of potential impact and appropriate mitigation. Assessment and scope of returning to agricultural land is likely to be required.	
Highways: capacity is currently restricted to 600,000tpa. Parcels A and B in particular have potential to be worked by either existing or replacement plant/access. In particular the new access would provide benefit to local amenity of the residents in Stowe Green. Therefore if any further areas of working were to go forward they are likely to require to be conditioned on using the new access, which is yet to be implemented. Parcel C would potentially be worked by land access for conveyor tunnel under the B4228. To minimise impact on the wider highway network, the limitation to output capacity is likely to be around 600,000tpa.	
Public Rights of Way may need diversions and/or temporary closures.	
There are nearby properties (including one within the proposed site boundary for Parcel B) and the potential amenity impacts to these properties would need to be considered and mitigated where necessary.	
For any future mineral working, there are nearby sites of geomorphological/ecological interest and therefore assessments of these would be required. In particular any future proposals would need to assess the potential impact to the Slade Brook SSSI. Archaeological assessments would also be required.	
There are potential hydrological issues, some linking to Slade Brook SSSI and therefore assessments linked to these would also be required.	

Site Maps and Images

Site Map





Locational Information

Site Details			
Site Description	The proposed site (Area A on the above plan) is located near to the villages of Drybrook and Ruardean. It is currently used as farmland and contains some planted woodland. There are also some properties within the site boundary. There is an underground gas pipeline running through the centre of the site. The site is adjacent to Drybrook Quarry (Area B) which is currently mothballed and the permission is due to expire in April 2014. Whilst it was operational, Drybrook Quarry produced a variety of limestone aggregate products and a certain amount of plant and buildings remain on the site. It is anticipated that the proposed site would only be considered as a potential extension area to Drybrook Quarry.		
Planning History	The site was allocated as a preferred area in the former Minerals Local Plan. There is no known minerals planning history on Parcel A. The existing quarry (Parcel B) has been detailed above.		
District	Forest of Dean	Parish	Ruardean
Easting	363313	Northing	217775
Approximate Site Area (to nearest half hectare)	11		
Type of Mineral	Forest of Dean Limestone		
Estimated Yield	Total site c. 4.5mt (c. 3.2mt up to gas pipeline)		
Reasons for inclusion & deliverability related to landownership / operator interest.	The area is an unworked preferred area from the minerals local plan. It has also been promoted by the operator. As mentioned above the quarry is mothballed with the permission due to expire April 2014. The operator has formally indicated an intention to apply to vary the end date of the permission to allow for reactivation of the quarry. The operator would need to obtain a successful permission to keep the quarry live, failure to do so could call into question the potential deliverability of the site within the plan period.		

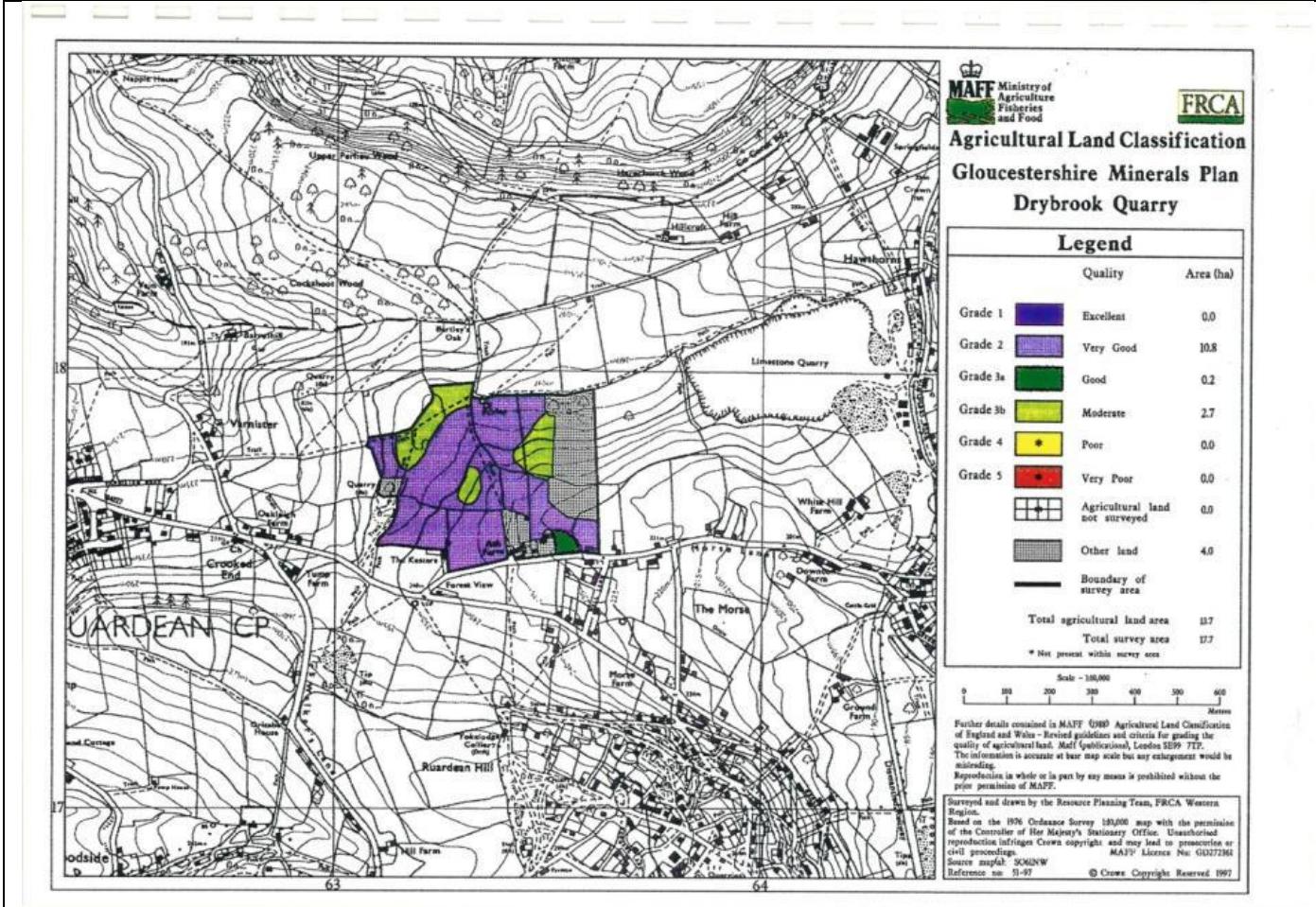
Site Assessment Factors/Criteria for Consideration

Landscape	
Landscape Character – National	Forest of Dean and Lower Wye
Landscape Character – County	Limestone Hills
Landscape Character – Local	Limestone Hills
AONB	The site does not lie within the AONB. It is over 1km from the boundary of the Wye Valley AONB.
Additional Landscape Comments	The MLP contained a criterion for landscape which stated <i>“A stony ridge line runs in an east westerly direction along the face of the existing quarry from a northerly view. The ridge curves in a westerly direction across the northern part of the ‘Preferred Area’. The whole face is extremely visible from Drybrook and the surrounding Ruardean area. Proposals for mineral working would require very careful landscape considerations to mitigate impact. In particular there should be no breaking of the ridge described above and no working on west or north sides of the ridge and substantial landscaping measures should be incorporated in the proposals.”</i> It should be noted that landscape was a reason for refusal of the application area prior to successful appeal (granted in 1992). Subsequently the quarry has been worked and new faces are fairly exposed. However the restoration

	required substantial planting on the benches and it is noted that now the quarry is mothballed the impact quickly decreases over time. Arguably the resultant landform provides diversity and interest if mineral working comes forward or it is likely to be a continuation of these features.
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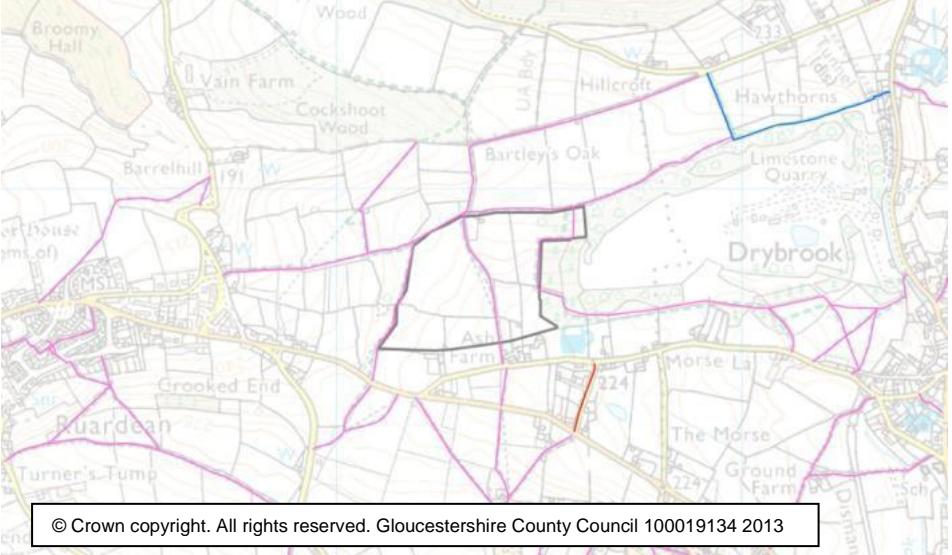
Green Belt	
Comments	The site is not located within the Gloucester/Cheltenham green belt

Soil Quality (Agricultural Land Classification)	
Based on MAFF work c. 1997	Grade 2 – 78%; Grade 3a – 2%; Grade 3b – 20%
The plan below was provided by MAFF (now DEFRA) to support the former MLP c. 1997.	



Highways	<p>It is anticipated that the site would only be worked as an extension to Drybrook Quarry. The current permission was granted on appeal. One of the original refusal reasons was related to highways “<i>The continuation of quarry traffic on the Class 3 highway leading north and south from the quarry, particularly through the village of Drybrook, would maintain a situation in which the quality of life for residents is significantly reduced by way of noise, vibration, fumes and accident potential</i>”.</p> <p>The Secretary of State decision did not, however, contain any conditions restricting highways movements. The proposed extension went on to be allocated within the MLP. The evidence base for the 2003 MLP established productive capacity at the site as c. 350,000tpa.</p> <p>The 2003 MLP also contained Key Development Criteria for highways</p> <p><i>“There is concern about the impact of the quarry traffic on the residents of Drybrook. An extension to the existing quarry might provide an opportunity for a new highway access which would enable lorries to reach the strategic road network with less impact on Drybrook. Operators are encouraged to discuss the potential for a new highway access with the MPA at an early stage. In addition, operators should discuss highways improvements and traffic management and mitigation with the MPA prior to the submission of a planning application. If no acceptable alternative access can be found then the rate of production should be maintained at or near to existing levels. A commuted payment for road maintenance would be required.”</i></p>
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Public Rights of Way
(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)

<ul style="list-style-type: none"> — Footpath — Bridleway — Restricted Byway — Byway Open to All Traffic 	 <div style="border: 1px solid black; padding: 2px; text-align: center;">© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</div>
Comments	The paths affected are DRD 11 and 43 in Parcel A and in Parcel B DDB 50 & 51. Diversions will be necessary. Mineral developments could well offer opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.

Sensitive Receptors

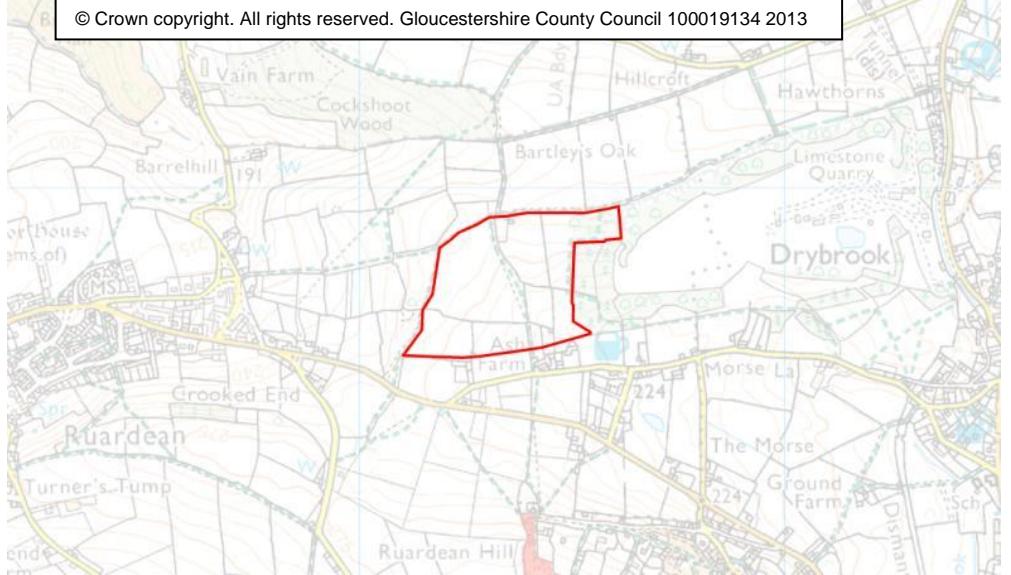
Distance from nearest address point	Ash Farm (0m)
Distance from nearest settlement	Ruardean and Drybrook (both less than 200m at nearest point)

Aerodrome Safeguarding
(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))

Comments	The site does not lie within a known aerodrome safeguarding zone.
MoD comments	No Objection this site falls outside of a safeguarding area.

Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))

<ul style="list-style-type: none"> ■ SSSI Site of Special Scientific Interest ■ Key Wildlife Site - area ■ Ramsar Site ■ SAC Site ■ SPA Site 	 <div style="border: 1px solid black; padding: 2px; text-align: center;">© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</div>
Parcel A (Unworked 2003 MLP Preferred Area)	
Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive

Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Woodlands near Hope Mansell Local Wildlife Site (Herefordshire), Lea Bailey Enclosure Local Wildlife Site (Herefordshire), Ruardean Hills KWS
Nearby Strategic Nature Areas and Priority Habitats	Ruardean Woods SNA, Mitcheldean Woods SNA Lowland Mixed Deciduous Woodland, Traditional Orchards, Lowland Calcareous Grassland
Nearby Protected & Priority Species	House sparrow, peregrine falcon, fieldfare, redpoll, lesser horseshoe bat, badger and cuckoo.
Key Development Criteria	In respect of the General Development Criteria the presence of Woodlands near Hope Mansell Local Wildlife Site (Herefordshire), Lea Bailey Enclosure Local Wildlife Site (Herefordshire) and Ruardean Hills KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded adjacent and within 1km of the land. This is mixed agricultural land including grassland/pasture with some hedgerows and trees. It is adjacent to an existing consented minerals site. Small woods are nearby which should be linked into the design of any restoration scheme which could deliver some biodiversity enhancement depending on the outcomes of detailed ecological assessment including determining the quality of grassland in the north and west. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.

Parcel B (Existing Quarry)

Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	Wye Valley & FoD Bat Sites SAC Puddlebrook Quarry SSSI (Geological)
Nearby Locally Designated Sites	Woodlands near Hope Mansell Local Wildlife Site (Herefordshire), Lea Bailey Enclosure Local Wildlife Site (Herefordshire), Mitcheldean Meend Marsh KWS, Ruardean Hill KWS
Nearby Strategic Nature Areas and Priority Habitats	Mitcheldean Woods SNA Lowland Calcareous Grassland, Lowland Mixed Deciduous Woodland, Traditional Orchards
Nearby Protected & Priority Species	House sparrow, peregrine falcon, dormouse, lesser horseshoe bat, redpoll, slow worm, white admiral and small heath butterfly.
Key Development Criteria	In respect of the General Development Criteria the presence Puddlebrook Quarry SSSI is confirmed as nearby plus Woodlands near Hope Mansell Local Wildlife Site (Herefordshire), Lea Bailey Enclosure Local Wildlife Site (Herefordshire), Mitcheldean Meend Marsh KWS and Ruardean Hill KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on and within 1km of the land. This is an existing consented minerals site with potential for biodiversity enhancements possibly partly or fully through managed natural colonisation processes. Exposed rock with grassland and woodland developing within the quarry would be a satisfactory outcome. Subject to the observations of statutory advisors a significant effect on internationally designated sites or Puddlebrook Quarry SSSI (Geological) is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.

Geodiversity

(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)

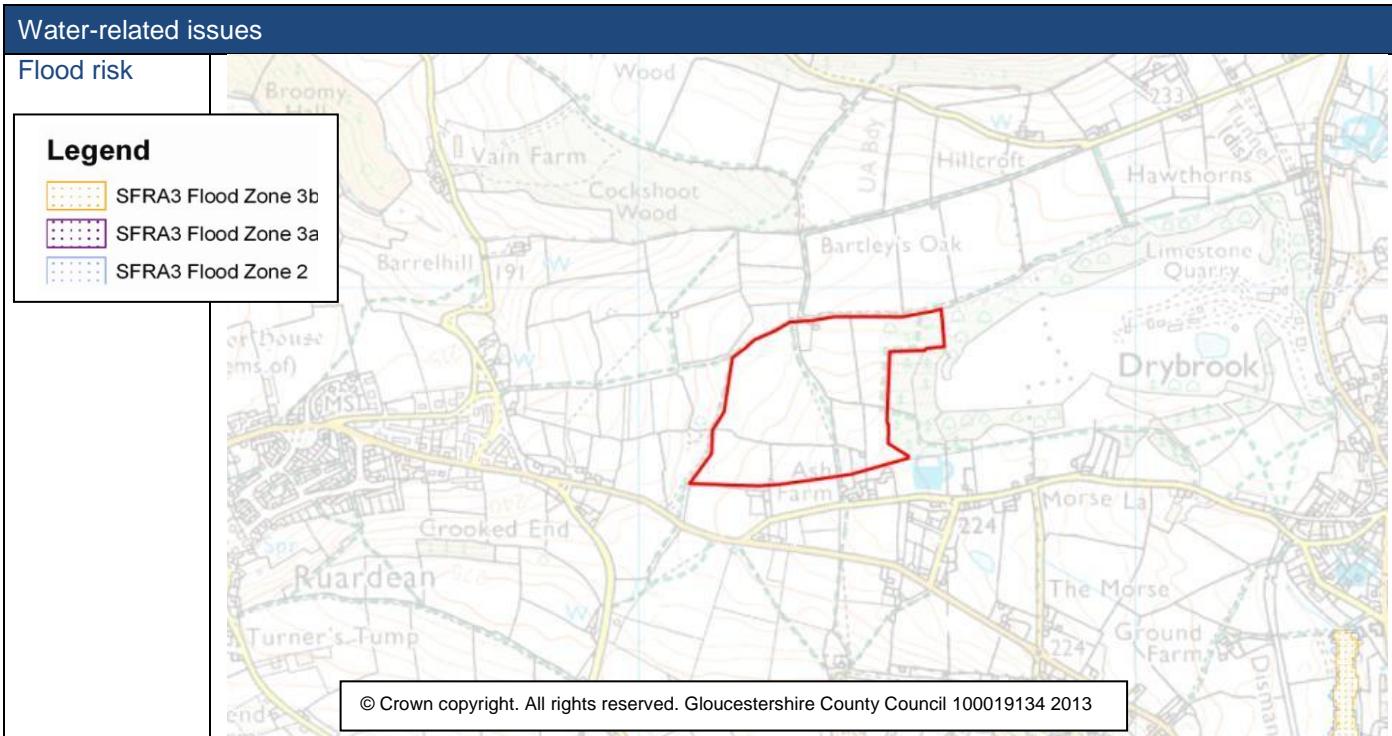
Comments	There are no constraints within the stated boundary. There are no constraints within 250m of the stated boundary.
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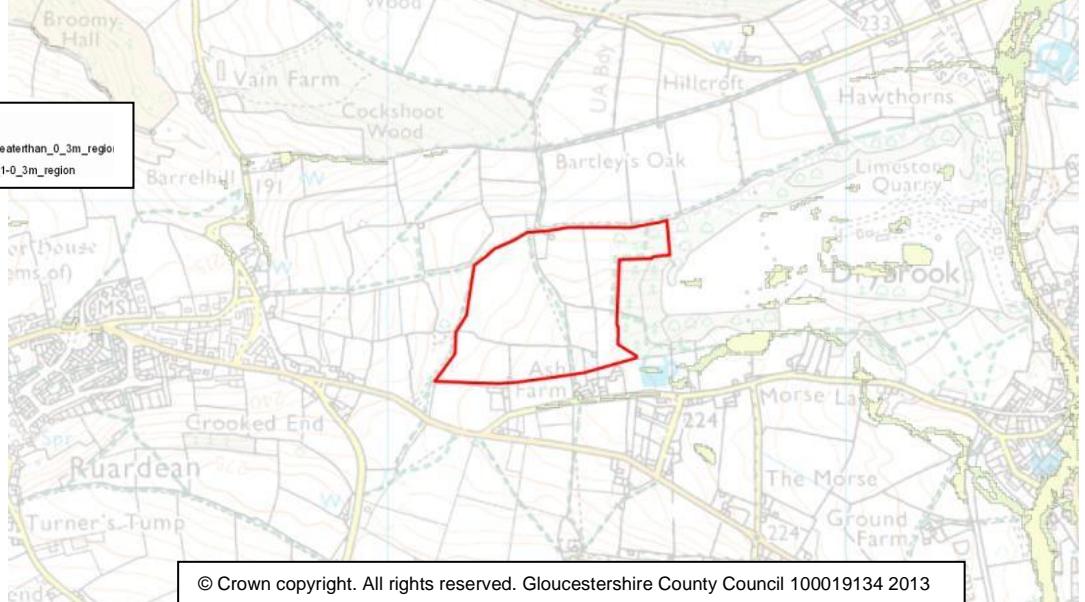
Archaeology and the Historic Environment

(Based on information provided by Gloucestershire County Council's Archaeology team)

Previous advice which is still valid, or any changed circumstances.	Advice given in 1998 in connection with the previous Minerals Local Plan: very little information was recorded on the county HER, reflecting the low density of archaeological sites identified in many parts of the Forest of Dean at that time, probably as a result of the lack of research combined with the predominant land uses which can make detection of sites more difficult. Two sites were recorded: earthworks and a linear boundary. Archaeological evaluation to establish the full range of archaeological sites present was
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	recommended; in advance of this it was not possible to identify areas requiring preservation or recording.
Nearby heritage assets	<p>No designated assets are present in this area.</p> <p>Evidence of prehistoric and Roman activity has been found across the area, in the form of flint artefacts and pottery, together with evidence of small scale quarrying for stone, and possibly for iron ore and ochre. A low level of similar activity was found across the area of the existing quarry to the east when this area was evaluated in 1998, and during a watching brief in advance of quarrying.</p> <p>Adjacent undesignated buildings are not recorded in the county HER and have not been assessed.</p>
The site distance from any historic feature set out above.	Similar evidence of earlier activity has been found to the west and north.
Gloucestershire Historic Landscape Characterisation (HLC) status.	<p>Type L3 (mainly): Regular enclosure segmenting long thin areas. Land use history uncertain.</p> <p>Type L2 (southern edge): Less regular enclosure. Land use history uncertain.</p> <p>Both of these types are common in hilly, marginal areas in the Forest of Dean.</p>
Mitigation	<p>The archaeological interest in this site is as yet uncertain. Evidence from the surrounding landscape and the previous, adjacent quarrying suggests the presence of some early activity of prehistoric or Roman date.</p> <p>Assessment/evaluation will be required to establish the extent and significance of any heritage assets present.</p>
Key Development Criteria	<p>Pre-determination assessment/evaluation to an agreed brief.</p> <p>An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Archaeological recording of other identified assets to an appropriate level.</p>

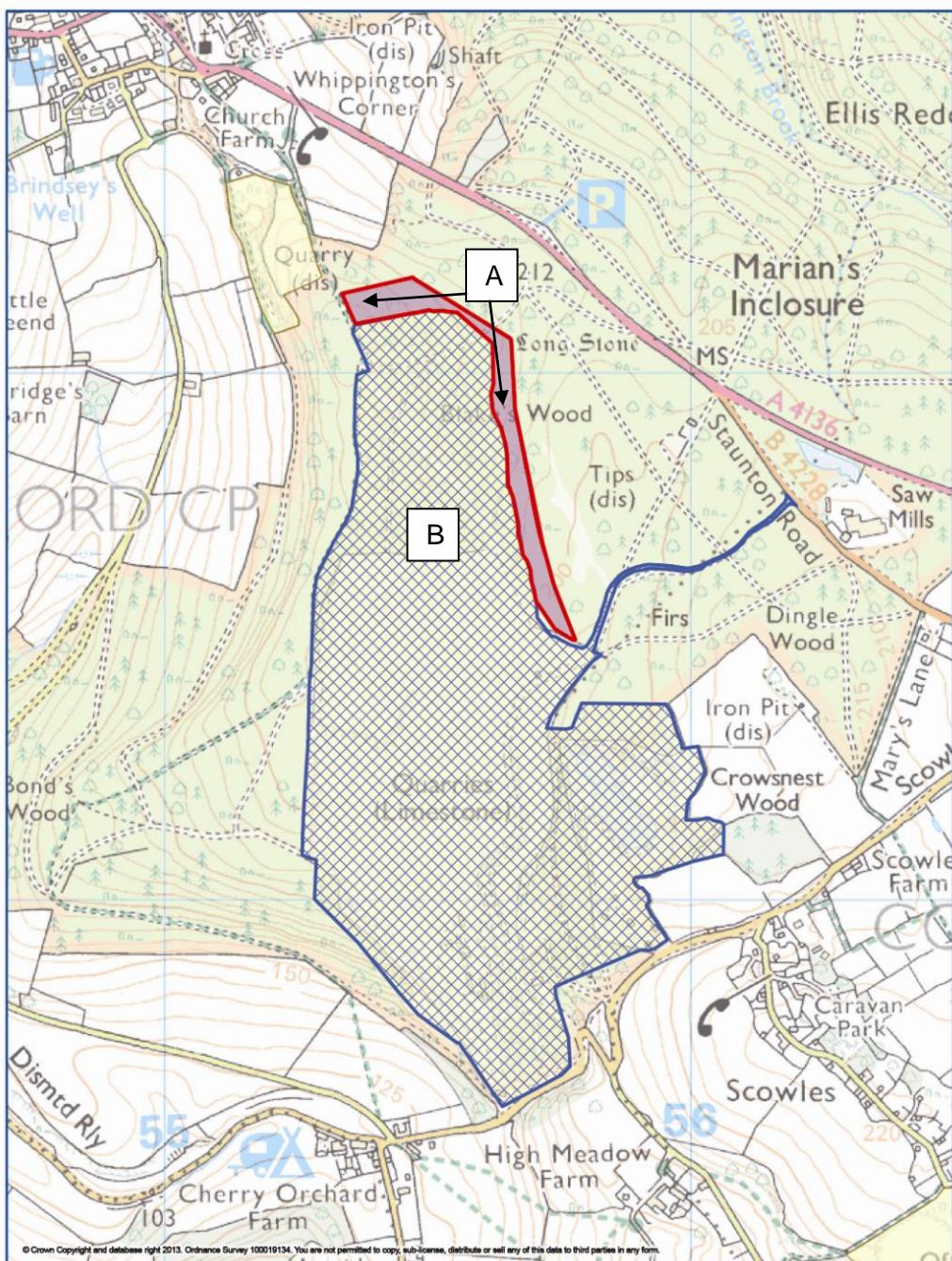


Locally agreed surface water	 <p>Legend</p> <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_1-0_3m_region <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
2003 MLP hydrological comments	In relation to hydrology, proposals for the extension of mineral working should be carried out in line with all the conditions attached to the planning permission for the existing quarry. In particular no minerals working should take place below the 157 metre (AOD) level and no mineral working should take place below the water table. In addition there should be no breach of the underlying shale bed.
Contaminated Land	There are no landfills listed on the Environment Agency's Historic Landfill GIS layer within parcel A or 250m of its boundary.
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Low flood risk
Surrounding area SW flood risk (using Locally Agreed Surface Water Information)	Modelling suggests surface water issues exist in the redundant Drybrook Limestone Quarry.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	<25%
Records of flooding (GCC's Flood Data Register)	3 events of flooding in Drybrook Village. Blocked culvert, sewer flooding and an unknown cause recorded. The site is located in the catchment of Upper and Lower Lydbrook which is known to have flooding issues. - 19 reports of flooding – 13 fluvial, 4 Highway, 2 pluvial.
Any other known issues	Flooding recorded in the EA historic flooding layer in Drybrook.
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	No known main or ordinary watercourses locally.
Consenting authority under section 23 of the Land Drainage Act 1991	n/a
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	n/a
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	No known main or ordinary watercourses locally.
GW Vulnerability Zone	The site lies above a principal aquifer.
GW quantitative quality	Good
GW source protection zone	Not within a designated Groundwater source protection zone.
Ecological status of lake(s) within the proposed site	No known lakes.

catchment	
General Comments / Potential Development Criteria	
<p>Any working in the allocated site would require similarly substantial planting and landscaping to mitigate longer term landscape impacts. There are also the following issues which would need to be resolved through a planning application:</p> <ul style="list-style-type: none">• Highways• PRoW• Amenity impacts• Ecology/Biodiversity• Archaeology• Hydrology <p>The original allocation suggested that any proposals would require all aggregate to be processed through the existing plant at Drybrook Quarry. Should this site be carried forward into the new MLP it is likely that these criteria could still be applied for this site and output limit should be restricted to 350,000 tpa. However, Drybrook Quarry is mothballed with the permission due to expire. Without a new permission to keep the quarry live, it calls into question the deliverability of the site.</p> <p>There are advantages in that this site has potential to utilise existing plant and infrastructure at the site. It is possible that 7-8 years reserves remain in the quarry. The unworked preferred area could provide between 10-15 years additional reserves subject to the ability to move the gas pipeline. Therefore given that and subject to a new permission being obtained, the existing reserves along with the unworked allocation at this quarry could contribute to the landbank throughout and beyond the plan end date of 2030.</p>	

Site Maps and Images

Site Map



■ Potential Site Allocations
■ Existing Quarry

■ Historic Permission
■ Out of County

500 yards
500 metres

 Gloucestershire
COUNTY COUNCIL


MW030_11



Locational Information

Site Details			
Site Description	The site is a residual part of the former MLP preferred area which did not form part of the last planning application. It is mainly woodland.		
Planning History	The site is located near Staunton in the Forest of Dean. It originally formed part of a much larger preferred area which was allocated in the former MLP. The adjacent land has since been permitted (April 2011, Ref 09/0013/FDMAJM) as an extension to Stowfield and Rogers Quarry, but there is no known minerals planning history within the area itself. It is currently woodland owned by the Forestry Commission. Much of the site is inaccessible to members of the public.		
District	Forest of Dean		
Parish	Staunton Coleford		
Easting	355645	Northing	212060
Approximate Site Area (to nearest half hectare)	3		
Type of Mineral	Forest of Dean limestone		
Estimated Yield	Unknown as this is difficult to assess. Laterally would not suggest a large resource, but through the 2003 MLP it was considered that resources did exist at depth. However, the operator considered but did not pursue this through planning permission 09/0013/FDMAJM.		
Reasons for inclusion & deliverability related to landownership / operator interest.	It is a residual area from the MLP. The site has not been promoted by the mineral operator, nor was it included within the last mineral planning application for Stowfield Quarry.		

Site Assessment Factors/Criteria for Consideration

Landscape	
Landscape Character – National	Forest of Dean and Lower Wye
Landscape Character – County	Limestone Hills
Landscape Character – Local	Limestone Hills
AONB	The site is wholly within the Wye Valley AONB
2003 MLP Landscape Comments	As the whole Preferred Area lies within the AONB, mineral operators are required to undertake a full assessment of the impact of mineral working through the extension of mineral working. Similar bunding and tree planting which is present at the existing quarry will be required to mitigate any impact in the Preferred Area. Subject to taking account of the archaeological interest present, operators should undertake landscaping and extensive planting well in advance of mineral extraction in order to mitigate likely landscape impact which could result from extension of the quarry into the Preferred Area.

Green Belt	
Comments	The site does not fall within the Gloucester/Cheltenham green belt.
Soil Quality (Agricultural Land Classification)	
No information currently available.	
Highways	
<p>The Stowfield/Rogers site has a productive capacity 800,000tpa, potentially up to 1.2mtpa subject to meeting conditions within a legal agreement to provide contributions to road maintenance. The parcel could only be considered as a potential extension to the existing quarry using the existing access and infrastructure and which would not breach the current productive capacity. The 2003 MLP had indicated that traffic movement to and from the quarry should continue via the new access onto the A4316 as part of any proposals to extract minerals from within the Preferred Area.</p>	

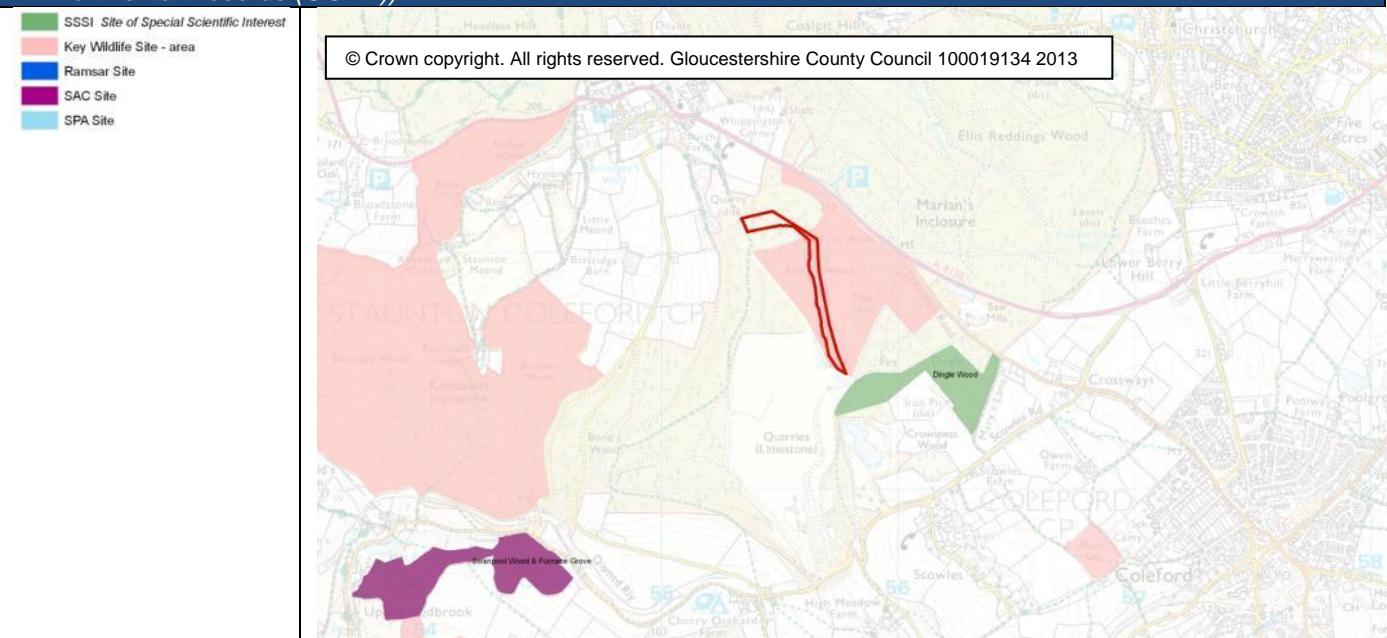
Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
<ul style="list-style-type: none"> — Footpath — Bridleway — Restricted Byway — Byway Open to All Traffic 	<p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
Comments	The affected path is RST/18. This is a well used path and diversion will be necessary. Mineral developments could well offer opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.

Sensitive Receptors	
Distance from nearest address point	Kiln Cottage (approx 300m)
Distance from nearest settlement	Staunton (less than 500m)

Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The site does not lie within a known aerodrome safeguarding zone.
MoD comments	No Objection this site falls outside of a safeguarding area.

Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))



Parcel A (Unworked 2003 MLP Preferred Area)

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	Wye Valley Woodlands SAC Dingle Wood SSSI
Nearby Locally Designated Sites	Blakes Wood KWS, Staunton Woods KWS
Nearby Strategic Nature Areas and Priority Habitats	Wye Woods 1 SNA Lowland Mixed Deciduous Woodland
Nearby Protected & Priority Species	Dormouse, lesser horseshoe bat, pretty chalk carpet moth, lesser butterfly orchid, rare non-flowering plant, great crested newt, polecat, wood white, small heath butterfly, small pearl-bordered butterfly and cinnabar moth.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Wye Valley Woodlands SAC and Dingle Wood SSSI are confirmed as adjacent and nearby plus Blakes Wood KWS and Staunton Woods KWS as on, adjacent and within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This site overlaps with an existing consented quarry extension plus a little width beyond it into Blakes Wood KWS. A small impact on a range of protected species is possible. A compensatory package similar to but smaller than being delivered through the existing consented quarry extension would be expected as would some enhancement nearby local woodland areas. Conserving and enhancing biodiversity within or next to Wye Woods 1 SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site.</p> <p>Subject to the observations of statutory advisors a significant effect on Wye Valley Woodlands SAC and Dingle Wood SSSI is unlikely but any new/revised development upon this land should still be assessed for such impacts at the planning application stage.</p>

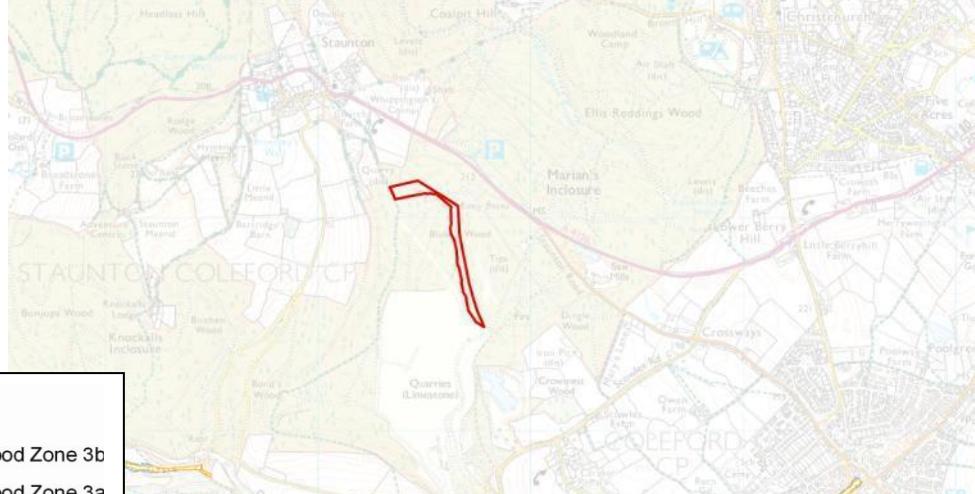
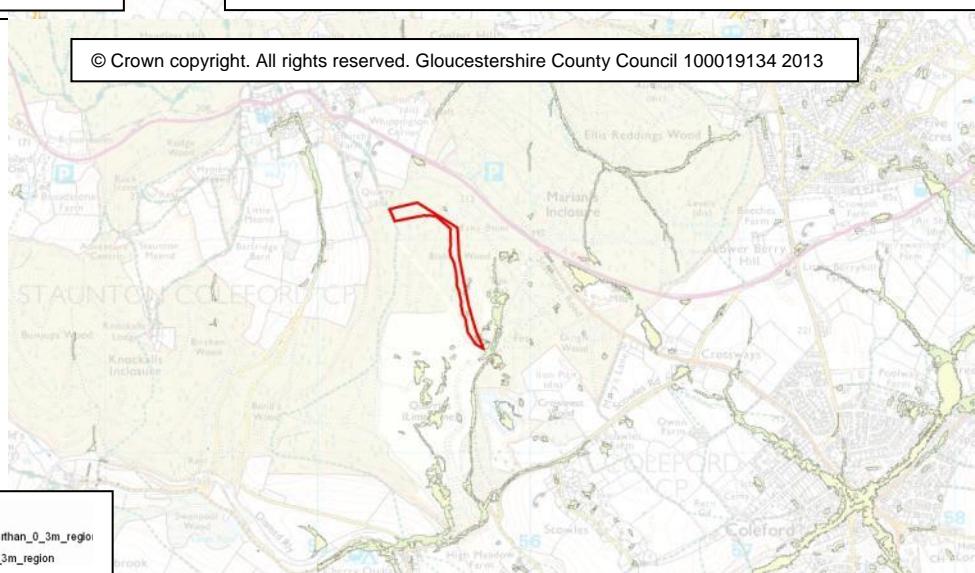
Parcel B (Existing Quarry)

Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	Wye Valley Woodlands SAC Dingle Wood SSSI, Swanpool Wood & Furnace Grove SSSI
Nearby Locally Designated Sites	Blakes Wood KWS, Whitecliffe Recreation Ground KWS, Staunton Woods KWS
Nearby Strategic Nature Areas and	Wye Woods 1 SNA, Wye Woods 2 SNA Lowland Mixed Deciduous Woodland, Lowland Calcareous Grassland

Priority Habitats	
Nearby Protected & Priority Species	Badger, polecat, dormouse, lesser horseshoe bat, great crested newt, slow worm, common toad, wood white butterfly, grizzled skipper, small pearl-bordered fritillary, small heath butterfly, pretty chalk carpet moth, cinnabar moth, house sparrow, lesser butterfly orchid and a rare non-flowering plant.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Wye Valley Woodlands Sites SAC, Dingle Wood SSSI and Swanpool Wood & Furnace Grove SSSI are confirmed as on, adjacent and nearby plus Blakes Wood KWS, Whitecliffe Recreation Ground KWS and Staunton Woods KWS as on, adjacent and within 1km of the land. Priority habitats plus protected and/or priority species have been recorded [on, adjacent and within 1km of the land].</p> <p>An existing consented quarry and its extension make up this site. There are already mitigation measures in place and a S106 fund has been secured to benefit the Wye Woods 1 SNA and a range of notable species in surrounding local areas nearby. The quarry is to be restored by a mixture of minimal landscaping and natural re-colonisation processes.</p> <p>Subject to the observations of statutory advisors a significant effect on Wye Valley Woodlands Sites SAC, Dingle Wood SSSI and Swanpool Wood & Furnace Grove SSSI is unlikely but any new/revised development upon this land should still be assessed for such impacts at the planning application stage.</p>

Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	The boundaries of area A are located along the boundary of Stowfield Quarry, designated as a RIGS local site, No. 237 (SO 555 111). There are no constraints within 250m of the area boundaries.
Key Development Criteria	It is recommended that, if quarrying is extended, or any infilling takes place, that one rock face along the complete E-W section is preserved, with an access ramp or path along it.

Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Previous advice which is still valid, or any changed circumstances.	Advice given in 1998 in connection with the previous Minerals Local Plan identified a number of archaeological sites within the area, of which the most significant were scowles in Blakes Wood. These natural hollows are a part of a cave system formed in the Crease Limestone and from which iron ore has been extracted probably from the late prehistoric period onwards. These features were identified as being of national importance to be excluded from the area identified for mineral extraction. Advice on planning applications for the existing quarry has covered the protection of the scowles, and the recording of other archaeological features across the site.
Nearby heritage assets	Area A appears to impinge on the western edge of two areas of scowles which are now designated as scheduled monuments.
The site distance from any historic feature set out above.	See 2 above.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type C1 Surviving early woodland.
Mitigation	Area A affects two scheduled monuments. These should be excluded from any preferred area in the MLP with an appropriate buffer zone. On site survey will probably necessary to determine the exact appropriate boundary.
Key Development Criteria	Exclusion of the area of scowles from any proposed allocation for mineral working.

Water-related issues	
Flood risk	 <p>Legend</p> <ul style="list-style-type: none"> SFRA3 Flood Zone 3b SFRA3 Flood Zone 3a SFRA3 Flood Zone 2 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
Locally agreed surface water	 <p>Legend</p> <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_1-0_3m_region <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
2003 MLP hydrological comments	<p>There is a large potable groundwater supply at Redbrook which must be protected. There are also many smaller licensed and unlicensed supplies in the vicinity. Ground conditions in the vicinity of Staunton make septic tank effluent disposal problematical. The result is a layer of sewage effluent below the ground surface around Staunton. Proposals for mineral working should not breach the clay layer. Any proposals for mineral working would require pre-application monitoring of groundwater conditions. In particular the location of the impermeable base to the Lower Dolomite formation should be ascertained. Proposals for mineral working should not breach this impermeable layer.</p> <p>N.B. These comments relate to an area which was much greater in extent to that being considered in this process.</p>
Contaminated Land	<p>There are no landfills listed on the Environment Agency's Historic Landfill GIS layer within the parcel A or 250m of its boundary.</p>
<u>Gloucester Flood Authority Comments relating to Flooding</u>	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Low flood risk
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Modelling suggests surface water issues exists in south and centre of the existing Stowfield limestone quarry.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	<25%
Records of flooding (GCC's Flood Data Register)	No known reports of flooding.

Any other known issues	None.
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	No known main or ordinary watercourses locally.
Consenting authority under section 23 of the Land Drainage Act 1991	n/a
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	n/a
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	No known main or ordinary watercourses locally.
GW Vulnerability Zone	The site overlies a principal aquifer.
GW quantitative quality	Good
GW source protection zone	Not within a designated Groundwater source protection zone.
Ecological status of lake(s) within the proposed site catchment	Lake exists to the west of the Crowsnest Wood in the existing Stowfield quarry– Moderate ecological quality.

General Comments / Potential Development Criteria

Although the area forms part of an unworked preferred area, it is an area that may impinge upon or impact on statutory designations for archaeology (SAM) and ecology (SSSI).

If it was possible to work any additional land this has the advantage of being an extension to the existing working and therefore plant and access infrastructure is in place. The current operator is not promoting this site which cast the deliverability of actually working the land into doubt.

The MLP (2003) suggests the possibility of working below current depth restrictions, but the operator considered and discounted this in the current planning permission, therefore this too would appear unlikely and undeliverable.

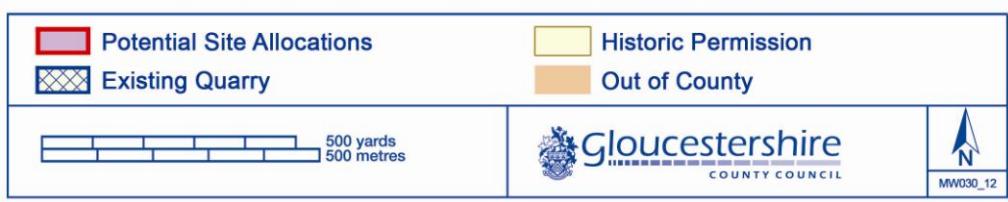
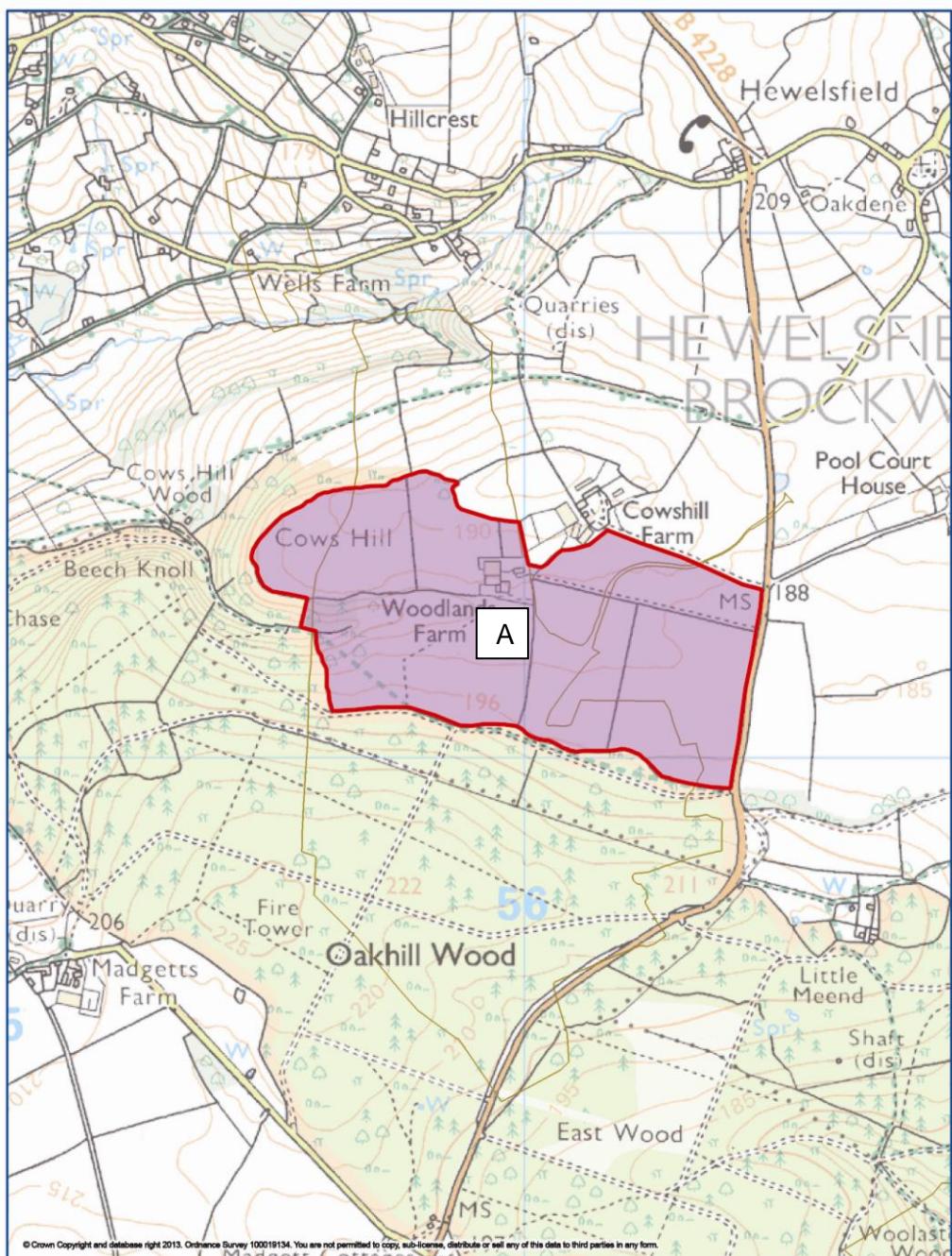
It should be noted that the existing reserves at the quarry are likely to cover the plan period to c.2030 and possible beyond subject to limitations on production output.

Furthermore should any mineral working be considered (in addition to archaeology as highlighted above) there are other issues which would also need to be addressed including:

- Landscape
- PRoW
- Ecology
- Hydrology

Site Maps and Images

Site Map





Locational Information

Site Details			
Site Description	The site is currently farmland located within the parish of Hewelsfield.		
Planning History	The site was originally promoted as an omission site in the MLP (adopted 2003). The site was considered by the Inspector at the MLP Public Inquiry, but he did not recommend that the site should be included in the MLP. The Council adopted the plan and did not include the site in accordance with the Inspector's recommendations. An EIA scoping opinion was issued in 2002 for a proposal for minerals extraction, but no planning application ever came forward.		
District	Forest of Dean		
Parish	Hewelsfield and Brockweir		
Easting	356013	Northing	201244
Approximate Site Area (to nearest half hectare)	36		
Type of Mineral	Forest of Dean Carboniferous Limestone		
Estimated Yield	c. 26mt		
Reasons for inclusion & deliverability related to landownership / operator interest.	The landowner is promoting the site. However, there does not appear to be any mineral operators associated with the site at the present moment in time.		

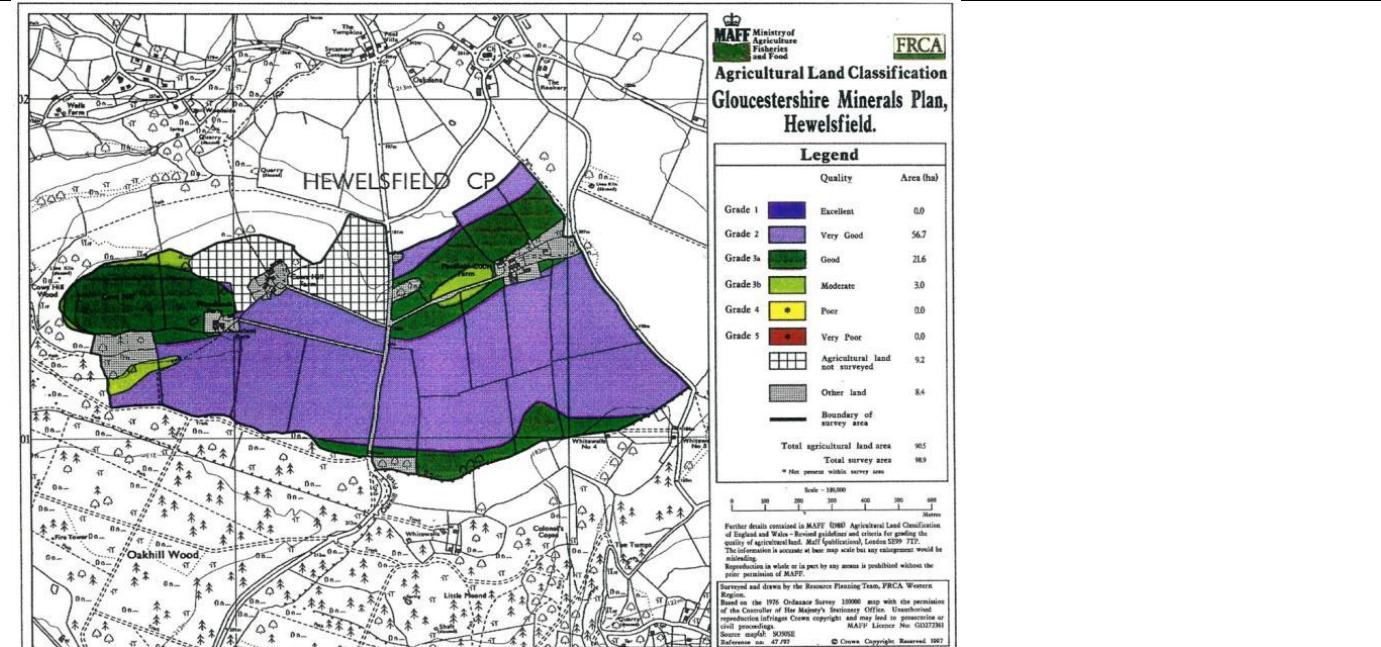
Site Assessment Factors/Criteria for Consideration

Landscape	
Landscape Character – National	Forest of Dean and Lower Wye
Landscape Character – County	Limestone Plateau
Landscape Character – Local	Limestone Plateau
AONB	The site is wholly within the Wye Valley AONB

Green Belt	
Comments	The site does not lie within the Gloucester/Cheltenham green belt.

Soil Quality (Agricultural Land Classification)

The plan below was provided by MAFF (now DEFRA) to support the former Minerals Local Plan c.1997.



Highways

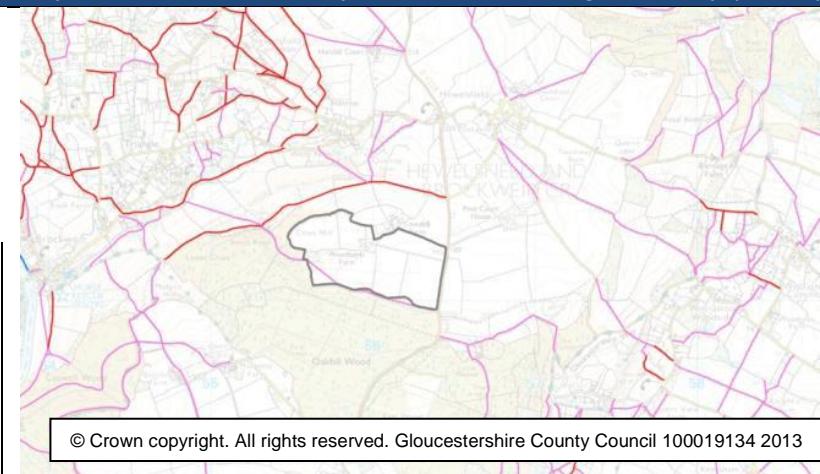
The site was considered through the previous MLP process, but never formally allocated. At the time it was suggested by the landowner that a new highways access linking to the strategic road network could overcome the unsuitability of the B4228. One of the major concerns of the Highways Authority was the suitability of the B4228 to access the wider market. The road to the south is effectively limited to 100,000tpa through an appeal decision on another site. Travelling north from the site there are significant limitations on the highway route such as narrow pinch points and access has to be through the village of St Briavels. With regard to the alternative access to the A48, no specific route was identified and it was difficult to assess this option properly. A new road from the B4228 to the A48 was likely to be a significant development proposal in its own right.

The Highways Authority reviewed the site in 2013 and still do not consider the B4228 is suitable to accommodate the type of traffic generated from a potential quarry between the site in a northerly direction towards St Briavels as the B4228 is significantly restricted in terms of its width and alignment particularly on the approach to St Briavels. The restriction has appropriate signing advising motorists of road narrowing and that large vehicles would be in the middle of the road. This section of the B4228 is also restricted with several localised road narrowings between the site and the settlement of Tutshill. Again these localised road narrowings are due to the embankments, trees and adjacent land ownership. An alternative access would be required to link the site to the A48 if mitigation could not be provided along the B4228 to overcome the restrictions.

Public Rights of Way

(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)

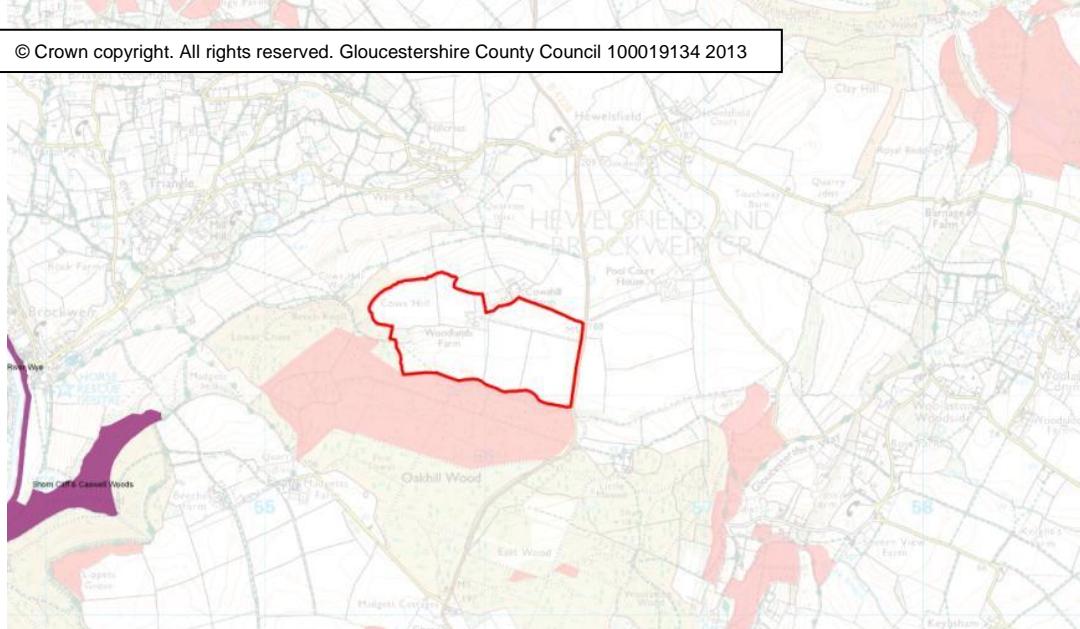
- Footpath
- Bridleway
- Restricted Byway
- Byway Open to All Traffic



Comments	The path affected is FHE 54/2. A diversion will be necessary. Mineral developments could well offer opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.
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Sensitive Receptors	
Distance from nearest address point	Woodlands Farm (within site boundary)
Distance from nearest settlement	Hewelsfield (less than 500m)

Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The site does not lie within a known aerodrome safeguarding zone.
MoD comments	No Objection this site falls outside of a safeguarding area.

Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
	

Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	Wye Valley Woodlands SAC
Nearby Locally Designated Sites	Oakhill Wood KWS, East Wood KWS, Woolaston Lime Coppice KWS
Nearby Strategic Nature Areas and Priority Habitats	Tidenham Woods SNA Lowland Mixed Deciduous Woodland, Lowland Calcareous Grassland, Lowland Meadow
Nearby Protected & Priority Species	Otter, badger, lesser horseshoe bat, dormouse, polecat, common toad, spotted flycatcher and house sparrow. Dingy skipper and moths cinnabar, buff ermine, small emerald, knot grass, small phoenix and pretty chalk carpet.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Wye Valley Woodlands SAC is confirmed as nearby plus Oakhill Wood KWS, East Wood KWS and Woolaston Lime Coppice KWS as adjacent and within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This site consists mainly of existing pasture and farm buildings with some hedgerow remnants and some trees. An opportunity for biodiversity enhancement presents itself here related to the Tidenham Woods SNA and the delivery of a woodland mosaic based restoration scheme.</p> <p>Subject to the observations of statutory advisors a significant effect on Wye Valley Woodlands SAC is considered unlikely but a precautionary approach should be taken for any development upon this land which should be assessed for such impacts at the</p>

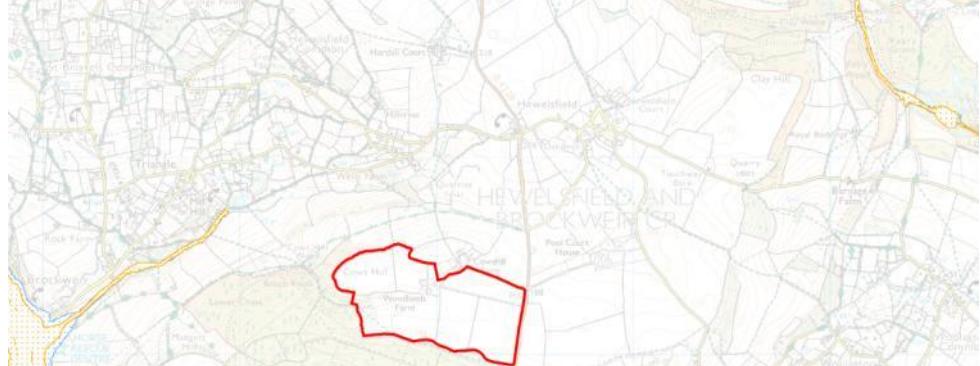
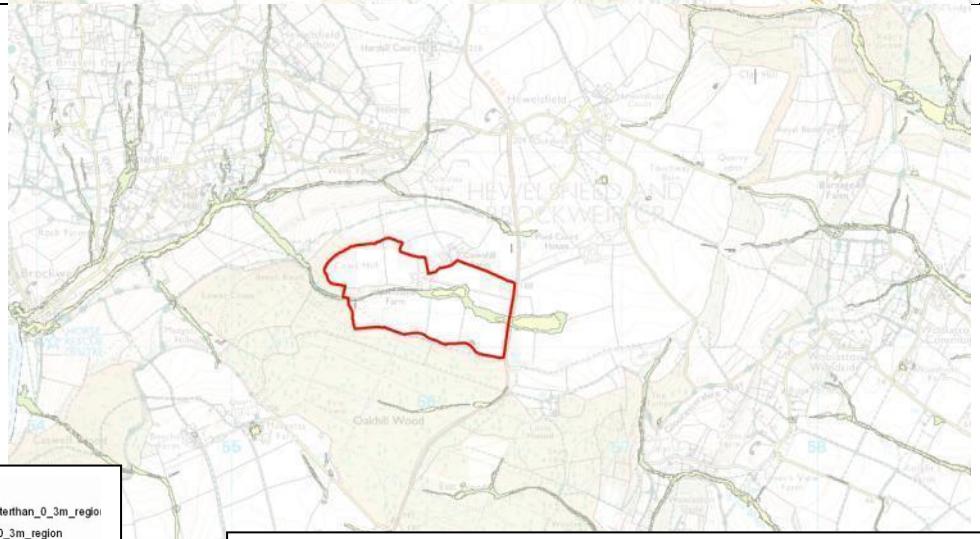
	planning application stage. In respect of the General Development Criteria for HRA any development proposal on the land will need to be screened to see if an AA is required as there may be a likely significant effect on the Wye Valley Woodlands SAC either alone or in combination with other plans or projects.
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Geodiversity
(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)

Comments	There are no constraints within the stated boundary. There are no constraints within 250m of the stated boundary.
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Archaeology and the Historic Environment
(Based on information provided by Gloucestershire County Council's Archaeology team)

Previous advice which is still valid, or any changed circumstances.	Advice given in 1998 in connection with previous MLP: very little information was recorded on the county HER, reflecting the low density of archaeological sites identified in many parts of the Forest of Dean at that time, probably as a result of the lack of research combined with the predominant land uses which can make detection of sites more difficult. Two sites were recorded: an antiquarian reference to the site of a prehistoric fort, and a limekiln. Archaeological evaluation to establish the full range of archaeological sites present was recommended; in advance of this it was not possible to identify areas requiring preservation or recording. In response to an EIA screening in 2002 assessment and evaluation was recommended.
Nearby heritage assets	No designated heritage assets are recorded within this site. Heritage assets recorded on the county HER include evidence of a field system within the southwestern part of the site. This is part of an extensive system extending southwards which survives as very slight earthworks; it may continue further into the site as below ground features. These features are undated; excavated examples elsewhere have been found to be of later prehistoric and early Roman date, but they could be later. The buildings at Cowshill Farm and Woodlands Farm are not recorded on the HER and therefore have not been assessed.
The site distance from any historic feature set out above.	Further field systems are present immediately to the north of the site, bordering Cowshill Farm.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type A2f – less irregular enclosure, partly reflecting former un-enclosed cultivation patterns. A number of the boundaries within the site are shown on mid-19 th historic maps.
Mitigation	Archaeological assessment/evaluation: Further archaeological assessment should be undertaken as soon as is appropriate to update a 2003 desk-based assessment (commissioned by a prospective applicant for planning permission) with the results of more recent research. Evaluation will then be required to establish the full extent of the heritage assets present on the site and their significance.
Key Development Criteria	Pre-determination assessment/evaluation to an agreed brief. An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Archaeological recording of other identified assets to an appropriate level.

Water-related issues	
Flood risk	 <div> Legend <ul style="list-style-type: none"> SFRA3 Flood Zone 3b SFRA3 Flood Zone 3a SFRA3 Flood Zone 2 </div> <div style="text-align: center;">© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</div>
Locally agreed surface water	 <div> Legend <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_1-0_3m_region </div> <div style="text-align: center;">© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</div>
2003 MLP hydrological comments	The site was not allocated in the 2003 MLP but discussions were held with EA at earlier stages of that plan preparation process in relation to Hewelsfield and the EA stated that the water table should not be breached.
Contaminated Land	There are no landfills listed on the Environment Agency's Historic Landfill GIS layer within parcel A or 250m of its boundary.
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Site is situated in a shallow valley, modelling suggests surface water issues along the valley floor.
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Low flood risk.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	0 >25%
Records of flooding (GCC's Flood Data Register)	No known reports of flooding.
Any other known issues	None.
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	No known main or ordinary watercourses locally.
Consenting authority under section 23 of the Land Drainage Act 1991	n/a
Enforcement authority under Sections 21, 24 and 25 of	n/a

the Land Drainage Act 1991	
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	No WFD data for rivers in the area
GW Vulnerability Zone	The majority of the site lies above a principal aquifer but a small area in the north lies above a Secondary A aquifer.
GW quantitative quality	Good
GW source protection zone	Not within a designated Groundwater source protection zone.
Ecological status of lake(s) within the proposed site catchment	No known lakes.

General Comments / Potential Development Criteria

The landowner is promoting the site. However, there does not appear to be any mineral operators associated with the site at the present moment in time. This would mean that if the site was allocated through the plan process and was granted permission, realistically it would be unlikely to be operational during the early part of the plan period due to the time required for negotiating operational contracts or obtaining planning permission. Any pre-commencement conditions or construction works generally associated with setting up a new site in a greenfield location could delay operational phases even further. The agent representing the landowner has confirmed that there could a 10-year lead-in time from including in the plan to starting working. Being very optimistic if the site went forward it would be unlikely to contribute to the landbank until the very late stages of the plan period and would largely contribute towards the period post 2030.

The main advantage of this site is that it could contribute a significant quantity of good quality resource (Lower Dolomite Carboniferous Limestone), to ensure a strategic contribution of construction material to the local economy and potentially sub-regionally. The disadvantage is that any contribution would be more likely in the longer-term, probably beyond the plan period.

However if the site went forward it would introduce a major new quarry where one doesn't currently exist which brings with it all the potential associated environmental impacts, some of which might have potential to be controlled, while others would be less easy to mitigate. Of these issues, the highways difficulty, appears very significant to overcome. While a solution via a new access road from the B4228 to the strategic road network has been suggested in the past, this is a significant development in its own right, the suitability of which is uncertain.

With the land being within the Wye Valley AONB, is a significant constraint and given the NPPF policy on mineral working in the AONB, very special circumstances need to be made to justify allocations within such designations. This might include a demonstrable 'need' for the mineral and whether there was the lack of sources of supply outside of the AONB.

There are other constraints, not least of which is the potential impact on the adjacent local community, the feeling of which was made quite evident in the preparation of the former MLP (2003).

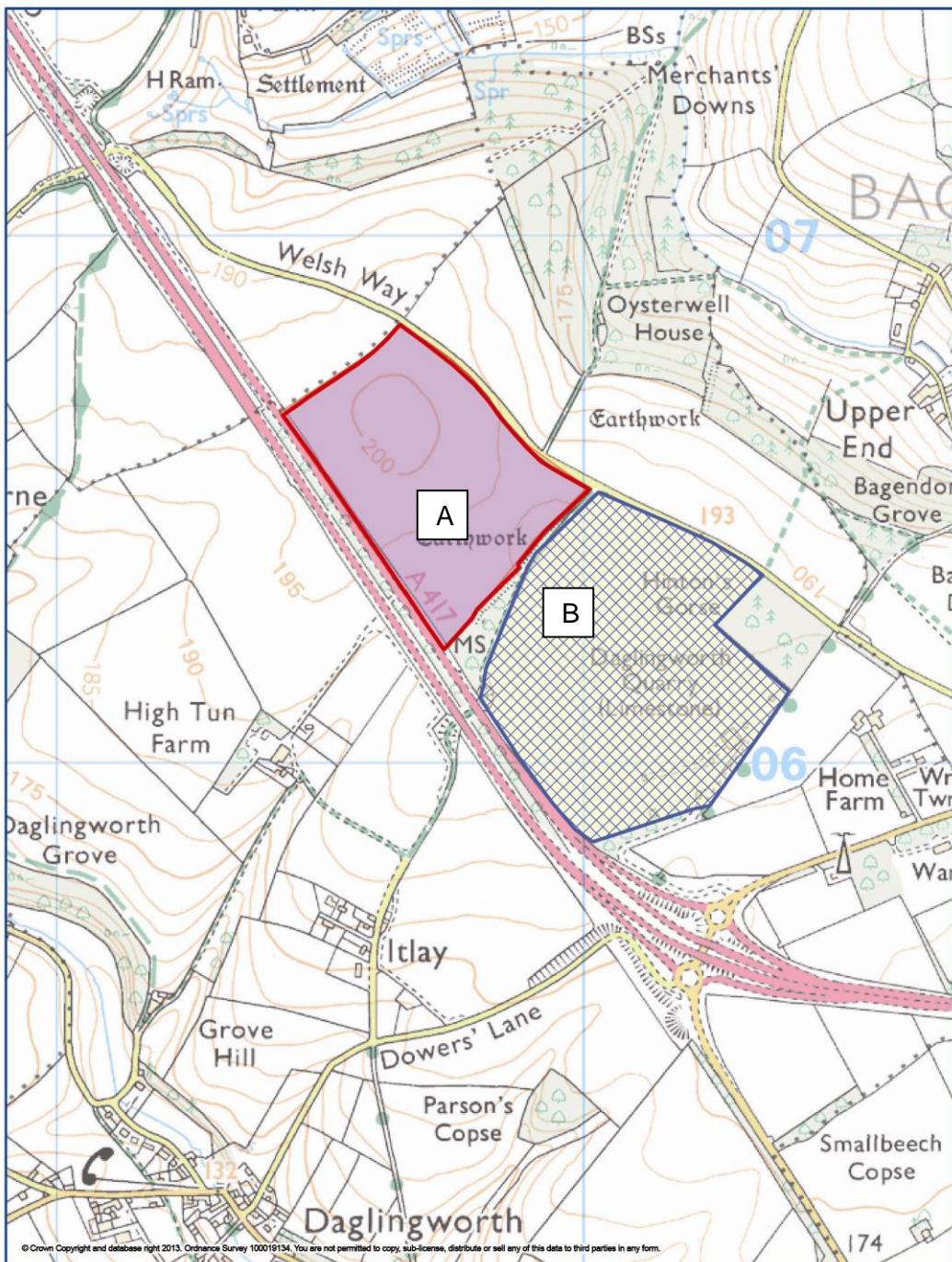
Overall, there are concerns over deliverability of the site, particularly during the early stages of the plan period due to current lack of mineral operator interest.

There are other issues which would also need to be addressed through a planning application:

- PRoW
- Ecology
- Archaeology
- Water protection/hydrology
- Scope for conservation of soils and return to agricultural land through restoration

Site Maps and Images

Site Map



Potential Site Allocations

Historic Permission

Existing Quarry

Out of County

500 yards 500 metres

Gloucestershire
COUNTY COUNCIL

N
MW030_13



Locational Information

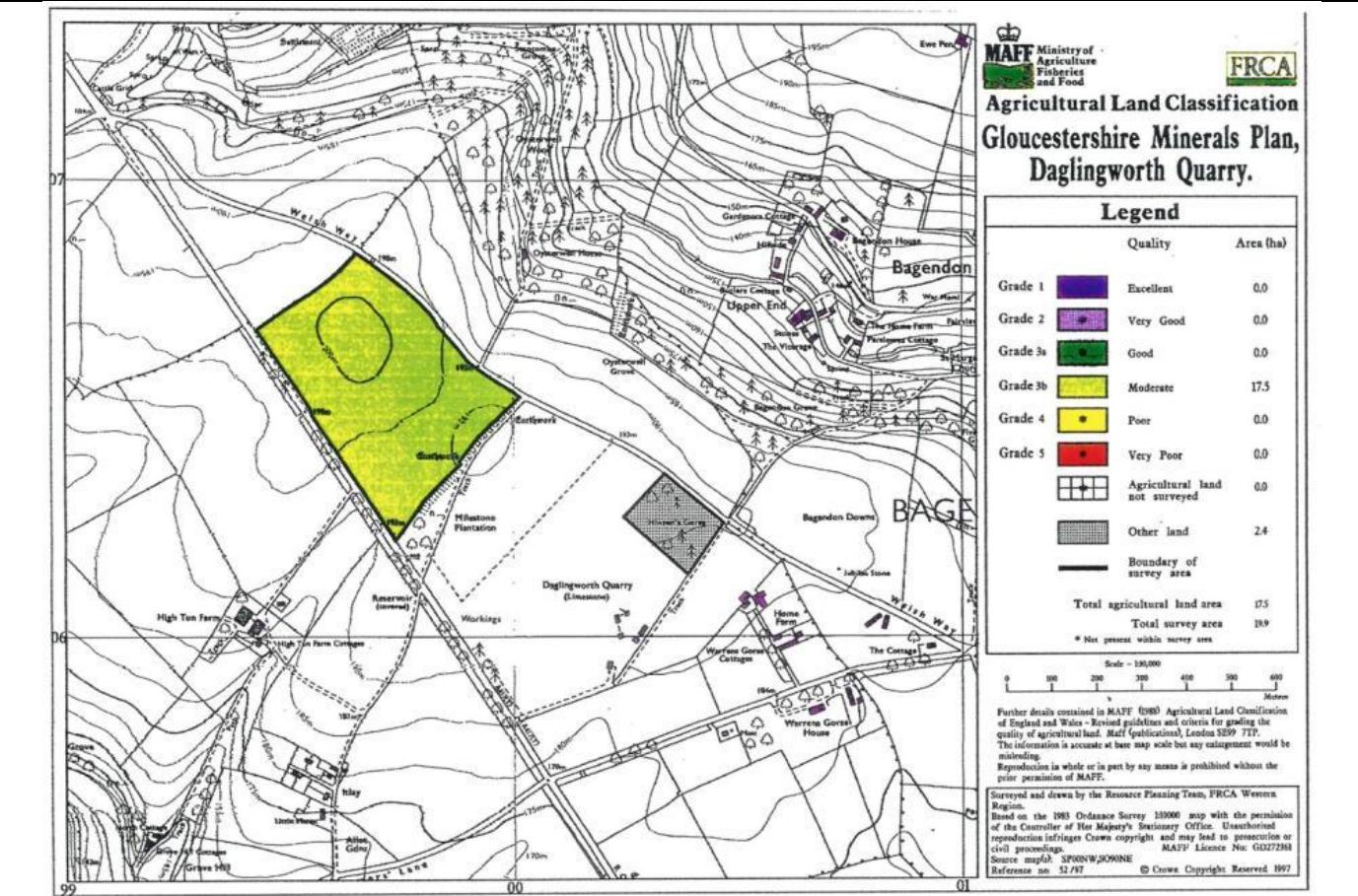
Site Details			
Site Description	The site is located just off the A417 near Daglingworth in the Cotswolds Area of Outstanding Natural Beauty. Area B on the plan is the existing Daglingworth quarry. Area A is the proposed extension area and is currently agricultural land whereby some advanced screening has already been undertaken along the northeastern edge of the field. It is separated from the existing quarry by an old bridlepath containing a mature trees. Daglingworth Quarry currently produces a range of limestone products including both aggregates and non-aggregates.		
Planning History	Area A was allocated as a preferred area in the former MLP. There is no other minerals related planning history on the site apart from a 2002 pre-application enquiry relating to archaeological advice. The adjacent Daglingworth quarry benefits from mineral planning permission until February 2042.		
District	Cotswold		
Parish	Daglingworth		
Easting	399679	Northing	206541
Approximate Site Area (to nearest half hectare)	17		
Type of Mineral	Cotswold Limestone		
Estimated Yield	The minerals local plan estimated the potential yield for the extension area as approximately 9 million tonnes.		
Reasons for inclusion & deliverability related to landownership / operator interest.	The site was an unworked preferred area in the former Minerals Local Plan. The current mineral operator at Daglingworth Quarry has indicated that they would still like to promote the site and that there are no land ownership constraints preventing this.		

Site Assessment Factors/Criteria for Consideration

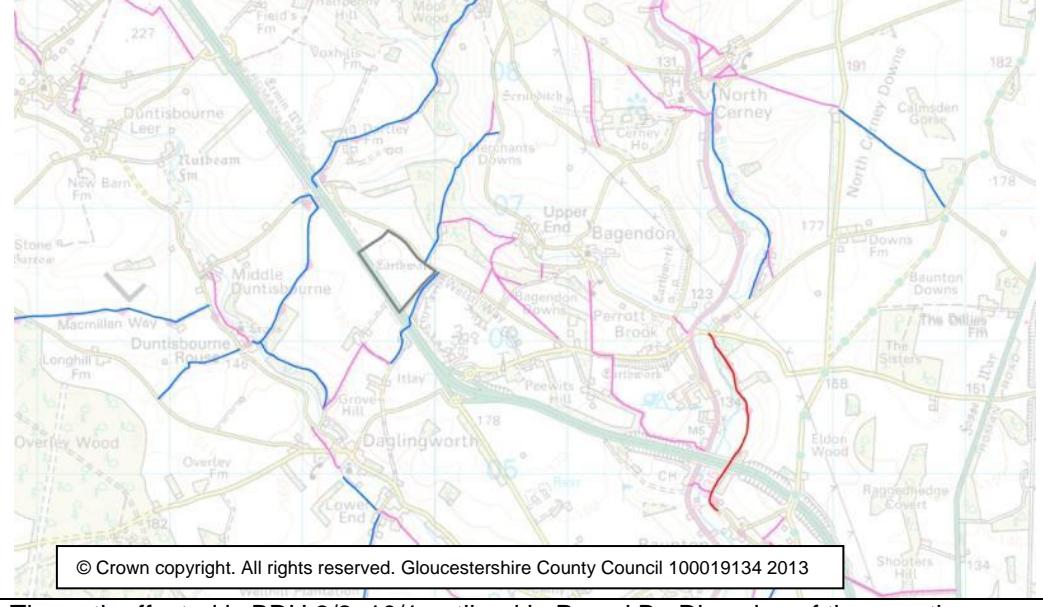
Landscape	
Landscape Character – National	Cotswolds
Landscape Character – County	High Wold Dip Slope
Landscape Character – Local	High Wold Dip Slope
AONB	The site is wholly within the Cotswolds AONB
2003 MLP Landscape	As the whole Preferred Area lies within the AONB, mineral operators are required to undertake a full assessment of the impact of mineral working through the extension of mineral working. Similar bunding and tree planting which is present at the existing quarry will be required to mitigate any impact in the Preferred Area. Subject to taking account of the archaeological interest present, operators should undertake landscaping and extensive planting well in advance of mineral extraction in order to mitigate likely landscape impact which could result from extension of the quarry into the Preferred Area.

Green Belt	
Comments	The site does not lie within the Gloucester/Cheltenham green belt.

Soil Quality (Agricultural Land Classification)	
The plan below was provided by MAFF (now DEFRA) to support the former Minerals Local Plan c. 1997.	



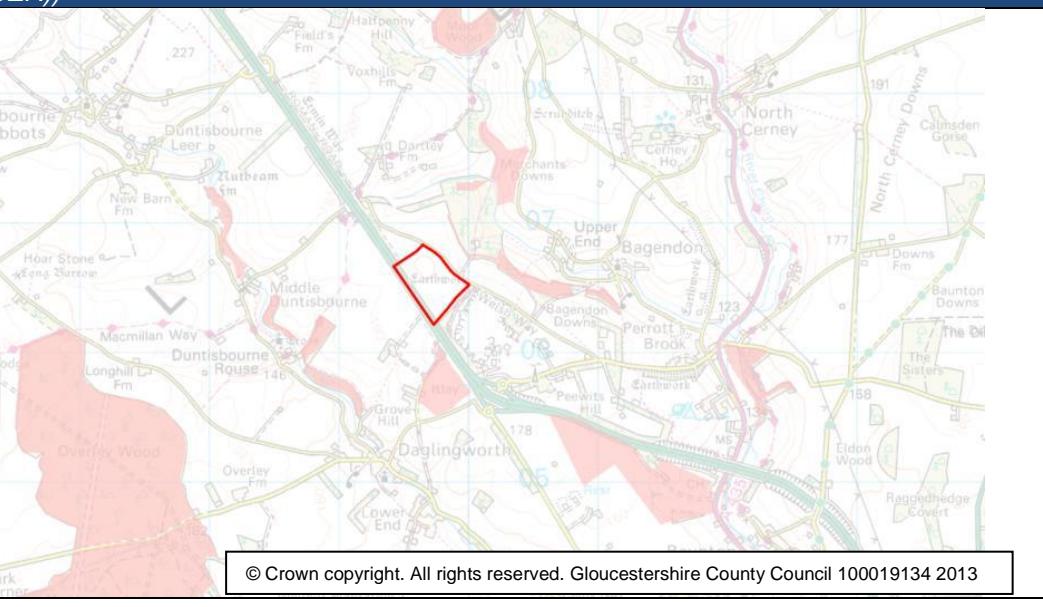
Highways	
The highways comments in the MLP (2003) indicated that the A417 was the preferred route for long distance lorry traffic. It is anticipated that the site would only have potential as an extension to the existing site at Daglingworth using the current access. There are currently no highways restrictions on the site, but productive capacity was estimated as part of the former MLP preparation of c. 0.25mtpa.	
The MLP established that the central bridleway would need to be retained to preserve archaeological features, mature trees and PRoW, therefore a tunnel under the bridleway would be required to ensure that the aggregates could be processed through the existing plant.	

Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
<ul style="list-style-type: none"> Footpath Bridleway Restricted Byway Byway Open to All Traffic 	

Comments	
	<p>The path affected is BDH 3/2, 10/1 outlined in Parcel B. Diversion of these paths would be necessary. In the case of BDH 3/2 the MLP (2003) criteria anticipated the PRoW remaining due to use of a tunnel to access the preferred area.</p> <p>Mineral developments could well offer opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.</p>

Sensitive Receptors	
Distance from nearest address point	Oysterwell House (approx 250m)
Distance from nearest settlement	Itlay (approx 500m)

Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The site does not lie within a known aerodrome safeguarding zone.
MoD comments	No Objection this site falls outside of a safeguarding area.

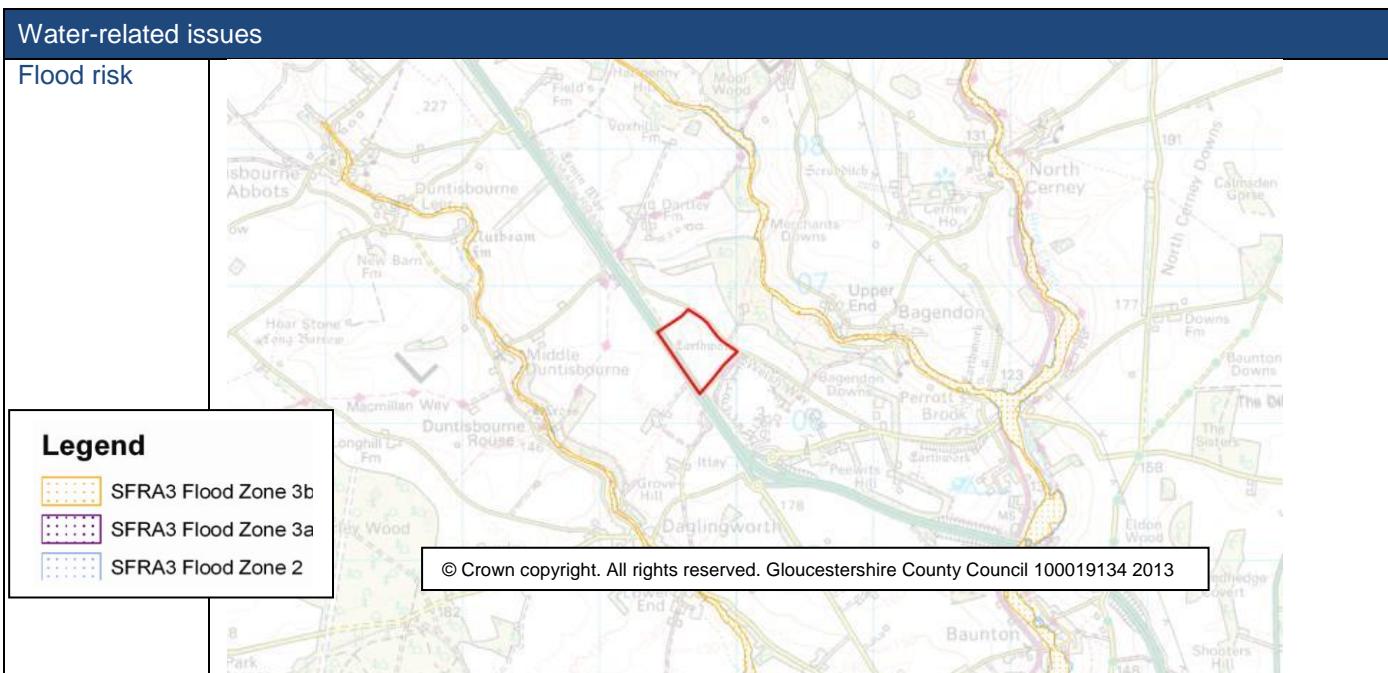
Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
<ul style="list-style-type: none"> SSSI Site of Special Scientific Interest Key Wildlife Site - area Ramsar Site SAC Site SPA Site 	

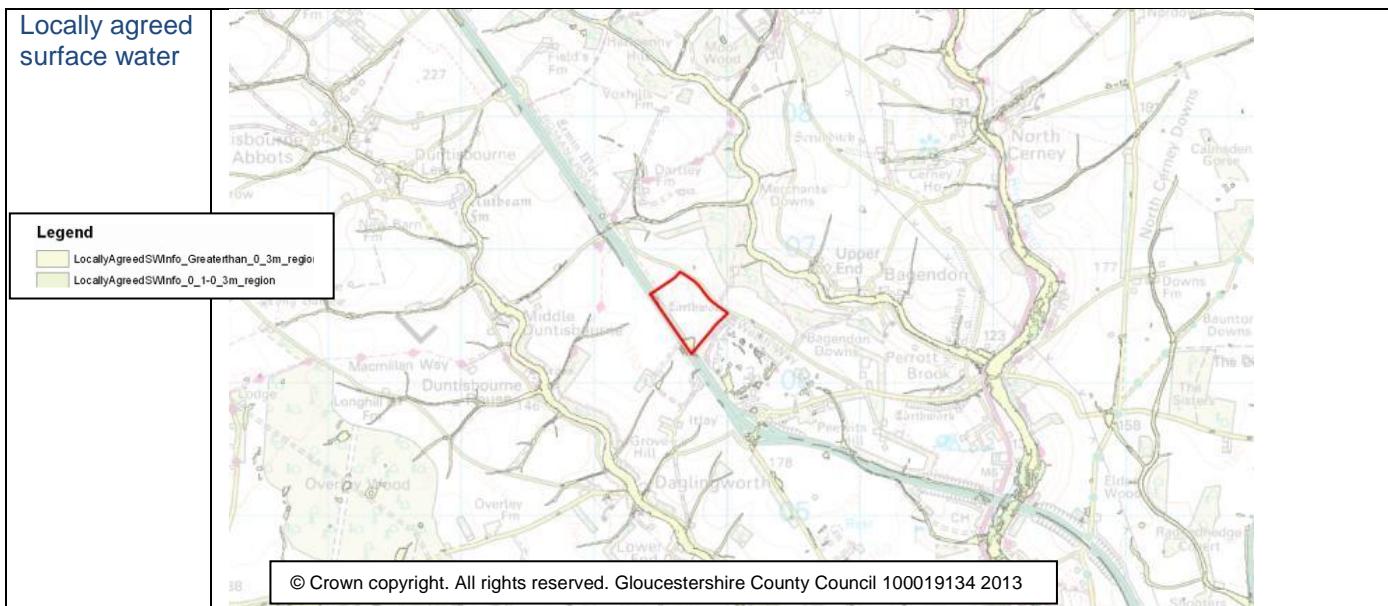
Parcel A (Unworked 2003 MLP Preferred Area)	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	High Tun Farm KWS, Itlay KWS, Stancombe Grove & Oysterwell Wood KWS, Bagendon Grove & Oysterwell Wood KWS, Merchants Downs KWS, Daglingworth & Snakes Groves KWS, Duntisbourne Grove KWS, Five Acre Grove (Bagendon) KWS
Nearby Strategic Nature Areas and Priority Habitats	Lowland Mixed Deciduous Woodland, Lowland Calcareous Grassland
Nearby Protected & Priority Species	Badger, polecat, peregrine falcon, shepherd's-needle and small heath butterfly.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of High Tun Farm KWS, Itlay KWS, Stancombe Grove & Oysterwell Wood KWS, Bagendon Grove & Oysterwell Wood KWS, Merchants Downs KWS, Daglingworth & Snakes Groves KWS, Duntisbourne Grove KWS and Five Acre Grove (Bagendon) KWS are confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded adjacent and within 1km of the land.</p> <p>The site is mainly an arable field and some tree lines with possibility of scarce arable weeds existing. High Tun Farm KWS is close but is the other side of a dual carriageway and unlikely to be impacted. There is an opportunity here to enhance local biodiversity through minerals development.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

Parcel B (Existing Quarry)	
Overall Comment	Overall impact on biodiversity is potentially neutral or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	High Tun Farm KWS, Bagendon Grove & Oysterwell Grove KWS, Stancombe Grove & Oysterwell KWS, Cirencester Golf Course KWS, Merchant's Down KWS, Five Acre Grove KWS, Daglingworth & Snakes Groves KWS
Nearby Strategic Nature Areas and Priority Habitats	Lowland Mixed Deciduous Woodland, Lowland Calcareous Grassland
Nearby Protected & Priority Species	Shepherd's-needle, peregrine falcon, polecat, badger, small heath butterfly, pipistrelle bat and hobby.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of High Tun Farm KWS, Bagendon Grove & Oysterwell Grove KWS, Stancombe Grove & Oysterwell KWS, Cirencester Golf Course KWS, Merchant's Down KWS, Five Acre Grove KWS and Daglingworth & Snakes Groves KWS are confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on and within 1km of the land.</p> <p>This is an existing consented minerals site with a good restoration scheme agreed that will be beneficial for biodiversity. High Tun Farm KWS is close but is other side of dual carriageway and is not being affected by existing minerals operations.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	<p>There are no constraints within the stated boundary.</p> <p>The stated area is adjacent to Daglingworth Quarry/RIGS No. 165 (SP 001061), see attached information</p>
Key Development Criteria	This site is very important not only as a location for academic research but for education in general. It would be advantageous for the conservation of geodiversity for GGT to have an input in any future restoration plans following quarrying at the proposed site (similar to that already employed at the existing adjacent site).

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Previous advice which is still valid, or any changed circumstances.	Advice given in 1998 in connection with the previous Minerals Local Plan identified the site of a possible Bronze Age barrow, and an earthwork bordering the south eastern boundary of the site which forms a part of the late Iron Age-early Roman settlement of Bagendon. The latter is of national importance and parts of the complex are a scheduled monument. The possible presence of other features contemporary with Bagendon was raised. It was recommended that the linear earthwork was excluded from the extraction area, and that the rest of the site should be assessed/evaluated. Any further features of national importance identified would need to be preserved. The presence of the Welsh Way, an early but undated route way bordering the northern site of the site, and the Roman road Ermin Street bordering the southern side, was also noted. In 2002 the unworked preferred area was the subject of a pre-planning enquiry, and assessment and evaluation was recommended.
Nearby heritage assets	No designated heritage assets are recorded within this site, but the linear earthwork alongside the southeastern boundary should be regarded as of equivalent significance (NPPF paragraph 139). A possible Bronze Age barrow has also been identified on the site.
The site distance from any historic feature set out above.	The site borders on the late Iron Age – early Roman complex of Bagendon, and is in a landscape with a high density of archaeological sites of prehistoric and Roman date.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type A3x: Regular organised enclosure, ignoring former open field cultivation patterns, probably of post-medieval date.
Mitigation	Archaeological assessment/evaluation should be undertaken to establish the full range of archaeological interest in this site. The linear earthwork and any other features that are associated with the Bagendon settlement should be preserved; attention needs also to be given to their setting. Archaeological excavation of other identified heritage assets may be required.
Key Development Criteria	Pre-determination assessment/evaluation to an agreed brief. An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Archaeological recording of other identified assets to an appropriate level 3) Protection of the setting of heritage assets meriting preservation.





2003 MLP hydrological comments	The site is located on a major aquifer and groundwater flow is likely to be rapid as a consequence of the fissured nature of the limestone. Spring flow is common, as is the tendency for streams to lose water to ground in certain sections. Pollution attenuation mechanisms are limited to dilution and oxygenation. In addition, Thames Water's Baunton public water supply boreholes are a few kilometres from the site and must be safeguarded in terms of maintaining groundwater levels and subsequent spring flows to the River Churn. The geology is complex, with faulting and spring flow a problem. Mineral operators are required to carry out a preliminary hydrogeological assessment of conditions at the site in advance of the submission of a planning application to ensure that ground and surface water can be safeguarded. There should be no extraction of minerals below the maximum level of the seasonal water table.
Contaminated Land	There are no landfills listed on the Environment Agency's Historic Landfill GIS layer within the parcel A or 250m of its boundary.

Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Low flood risk
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Site is within the Daglingworth and Cirencester catchments. Modelling suggests surface water issues exist in both location.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	0 >25%
Records of flooding (GCC's Flood Data Register)	Site is within the upper catchment of Daglingworth and Cirencester, both towns have known flooding issues. Daglingworth has two records of flooding but the primary sources are unknown. Cirencester has a total of 34 reports of known flooding: 1 Highway, 3 Surface water, 4 Fluvial, 19 Sewer, 7 unknown. A total of 75 properties having been affected by the aforementioned. The cause of Sewer flooding in Cirencester has been accepted to be due to surface water inundation of the sewer network, and high river flows.

Any other known issues	n/a
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	Elkstone Book – Ordinary watercourse
Consenting authority under section 23 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)

Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	Elkstone Brook: Good
GW Vulnerability Zone	The site lies above a principal aquifer.
GW quantitative quality	Poor: Groundwater dependent terrestrial ecosystems: Good Impact on surface waters: Poor Saline or other intrusions: Good Resource balance: Poor
GW source protection zone	Fully within Ground water Protection zone 1 – inner zone
Ecological status of lake(s) within the proposed site catchment	No known lakes

General Comments / Potential Development Criteria

The current mineral operator at Daglingworth Quarry has indicated that they would still like to promote the site and that there are no land ownership constraints preventing this. If the site is carried forward a number of criteria for development could be considered for retention subject to review and capacity.

There are significant advantages associated with this former MLP (2003) Preferred Area due to the existing plant and access infrastructure. The operator has suggested that reserves exist under the plant, but that they would need to move the plant into the base of the quarry (also a key long-term benefit reducing landscape impact through the plant removal from the skyline) However they would need to seek approval of working the unworked preferred area to make the proposal viable overall. The operator has suggested that this would be required in the latter half of the plan period.

The site lies within the AONB. While the existence of the AONB designation is a significant disadvantage the question of whether an allocation should contribute to be retained in the revised plan remains with whichever allocations should be made in the Cotswolds resource area. The emerging spatial strategy in this consultation document suggests that it is appropriate and sustainable to make provision in the Cotswold resource area to meet local provision. Although providing for aggregates the quarry provides for other construction products that contribute to the local vernacular and character of the Cotswolds AONB. Given that the MLP 2003 was looking to limit significant mineral working to 2 sites, there are no other non AONB sources of Cotswold limestone available to maintain a contribution. Therefore there are advantages to this site in that many of the potential issues have been 'tested' previously through the 2003 MLP process.

Retention or diversion of the PRoW would be required.

There are nearby ecological and geodiversity sites and assessments would be required in relation to this.

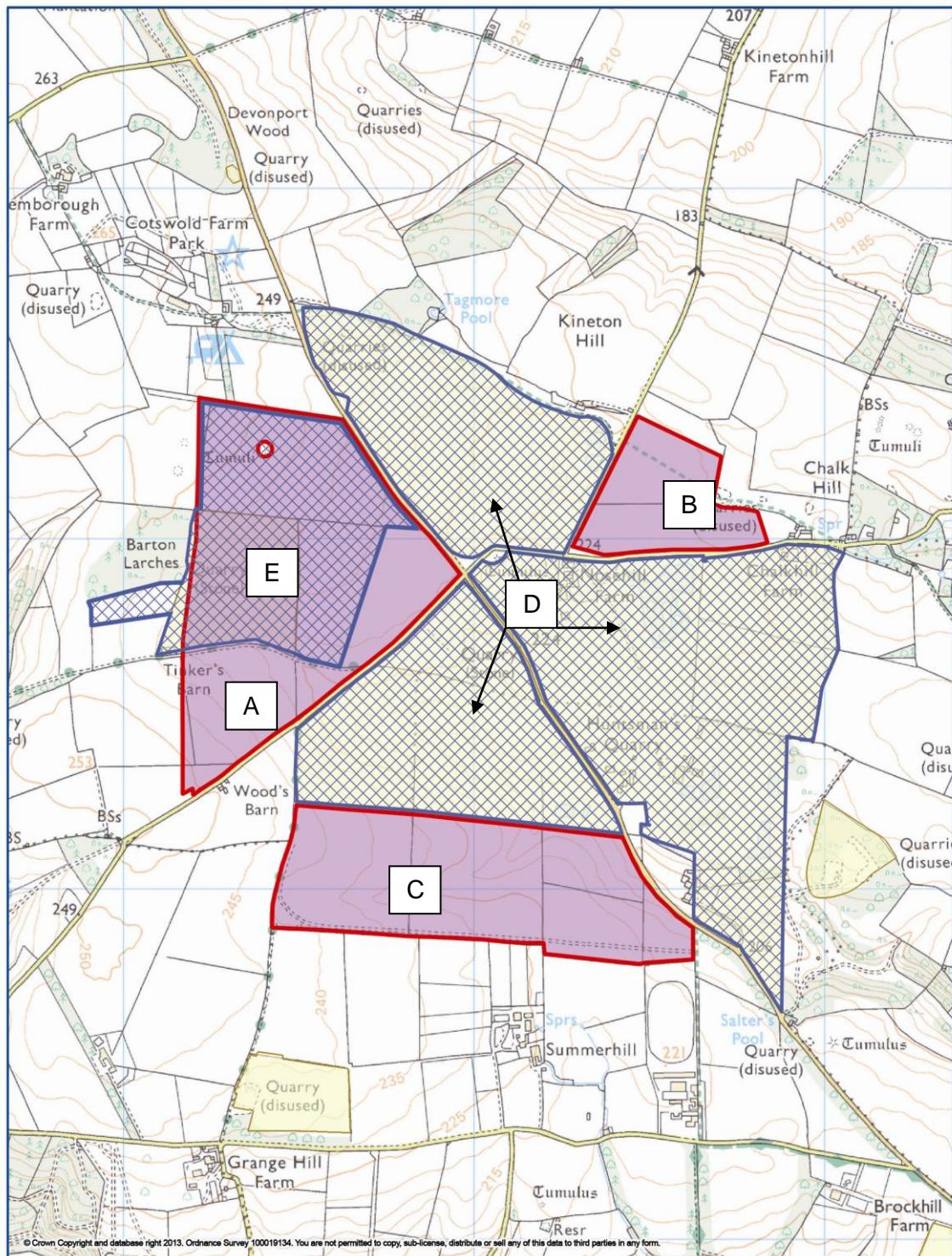
There are archaeological remains which need to be preserved in situ, other archaeological assessments would be required and a tunnel would require constructing under the PRoW to enable preservation.

There are potential hydrological issues which would need to be assessed.

There are no other apparent constraints in relation to deliverability of the site.

Site Maps and Images

Site Map



■ Potential Site Allocations

■ Existing Quarry

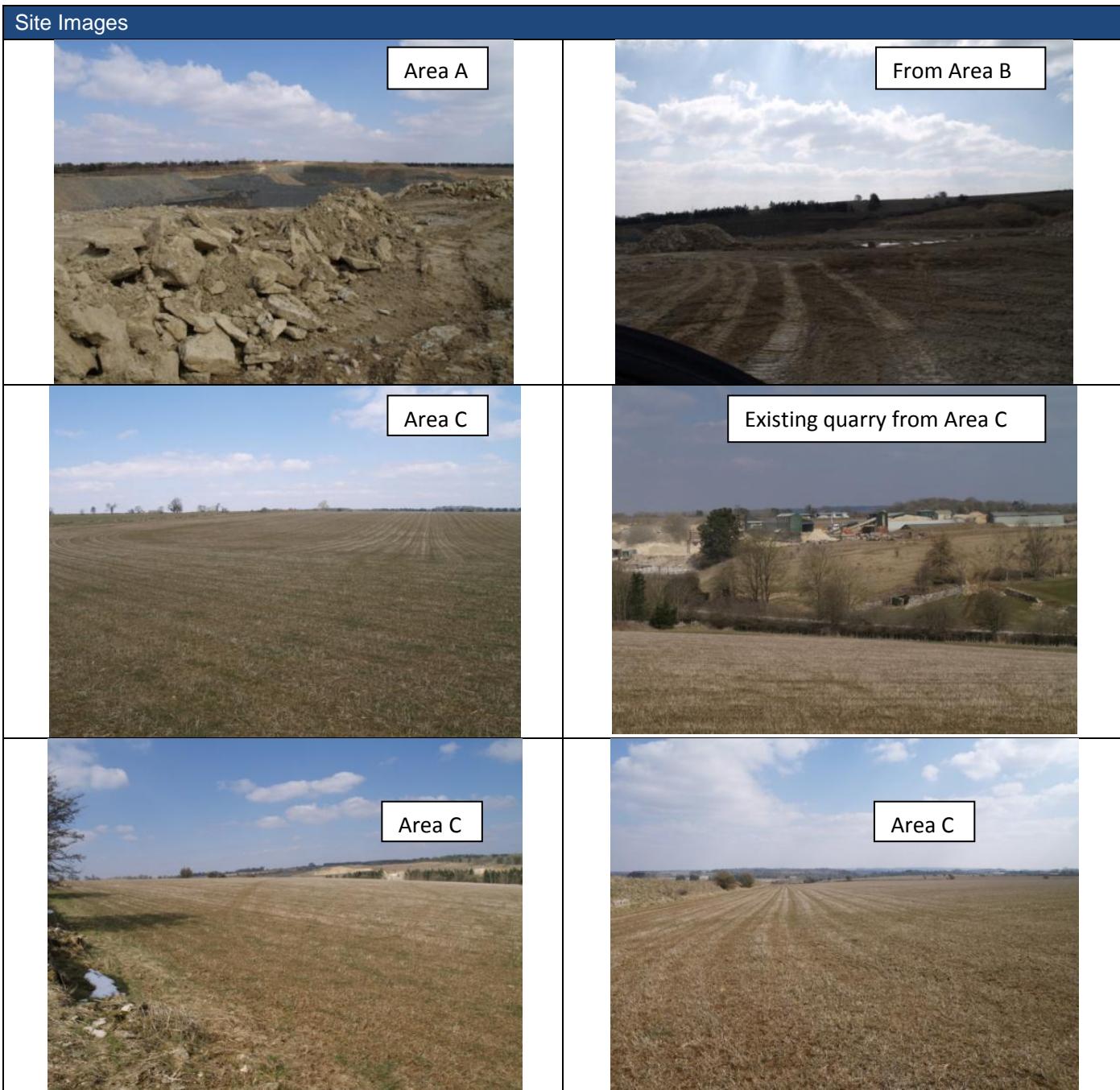
■ Historic Permission

■ Out of County



Gloucestershire
COUNTY COUNCIL





Locational Information

Site Details			
Site Description	The site is located within a fairly remote part of the Cotswolds AONB. Three parcels of land have been considered through this process, all of which are currently used for agricultural purposes.		
Planning History	Parcels A and B were allocated in the former minerals local plan. The area shown as a current quarry within Parcel A has a permission to a much smaller depth for mainly tiling stone (Tinker's Barn – indicated as existing quarry 'E') and is being operated by a different mineral operator to the main Huntsmans Quarry. Parcels A and C have been submitted by the operator and are considered more deliverable than Parcel B which is not currently under the control of Huntsmans Quarry.		
District	Cotswold		
Parish	Parcels A and B lie within Temple Guiting parish and Parcel C lies within Naunton parish.		
Easting	A) 411586 B) 412506 C) 411971	Northing	A) 225923 B) 226124 C) 225048

Approximate Site Area (to nearest half hectare)	A) 55 B) 13 C) 39
Type of Mineral	Cotswold Limestone
Estimated Yield	A) 8.2-10.5mt B) c. 2.5mt C) up to 10mt
Reasons for inclusion & deliverability related to landownership / operator interest.	Parcels A and C were Submitted by the Mineral Operator and are considered more deliverable than parcel B which is not currently under the control of the mineral operator. Parcels A and B are unworked preferred areas from the Minerals Local Plan, but the whole of Parcel C is currently unallocated.

Site Assessment Factors/Criteria for Consideration

Landscape

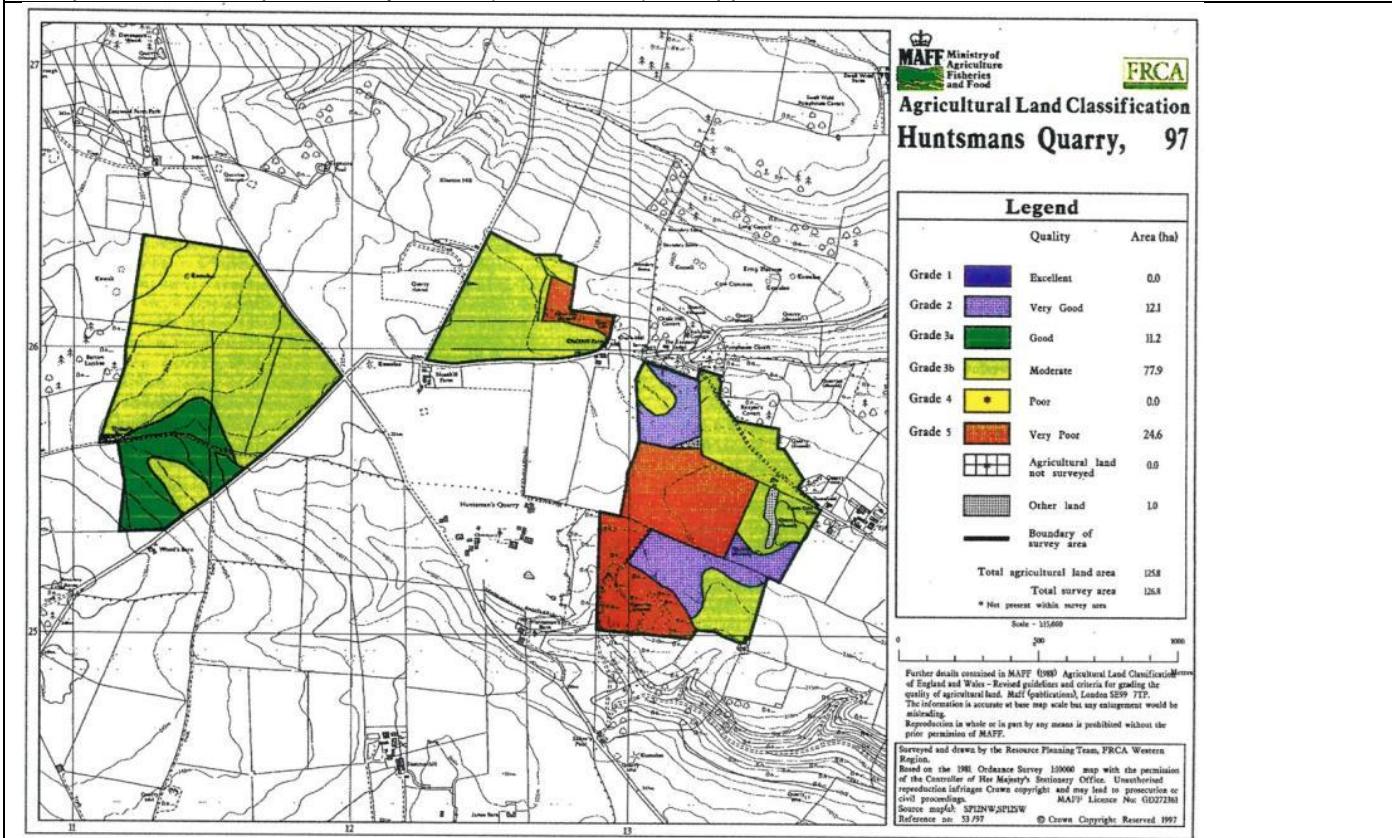
Landscape Character – National	Cotswolds
Landscape Character – County	High Wold
Landscape Character – Local	High Wold
AONB	The site is wholly within the Cotswolds AONB

Green Belt

Comments	The site does not lie within the Gloucester/Cheltenham green belt.
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Soil Quality (Agricultural Land Classification)

The plan below was provided by MAFF (now DEFRA) to support the former Minerals Local Plan c.1997.



Highways

The Huntsmans Quarry site has a valid permission (CD.0165/1/X) which restricts the entire quarry output to 500,000tpa (Condition 16). It is anticipated that the parcels would be considered as potential extensions which would not change the current permitted output. The capacity includes all quarry products (non-aggregates and recycled aggregates), therefore the capacity for primary aggregates is potentially a little less than 500k.

Public Rights of Way
(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)

<ul style="list-style-type: none"> — Footpath — Bridleway — Restricted Byway — Byway Open to All Traffic 	
Comments	The paths affected are HTG 32/1 and HTG 33/1 on Parcels D & B. Diversion of these paths would be necessary. Mineral developments could well offer opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.

Sensitive Receptors

Distance from nearest address point	Parcel A – Nosehill Farm and Cotswold Farm Park (approx 300m) Parcel B – Nosehill Farm (less than 100m) Parcel C – Huntsmans House and Huntsmans Cottage (approx 125-150m)
Distance from nearest settlement	Parcel A – Barton (approx 1250m) Parcel B - Barton (approx 2300m) Parcel C – Naunton (approx 1300m)

Aerodrome Safeguarding

(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))

Comments	The site does not lie within a known aerodrome safeguarding zone.
MoD comments	No Objection this site falls outside of a safeguarding area.

Ecology/Biodiversity

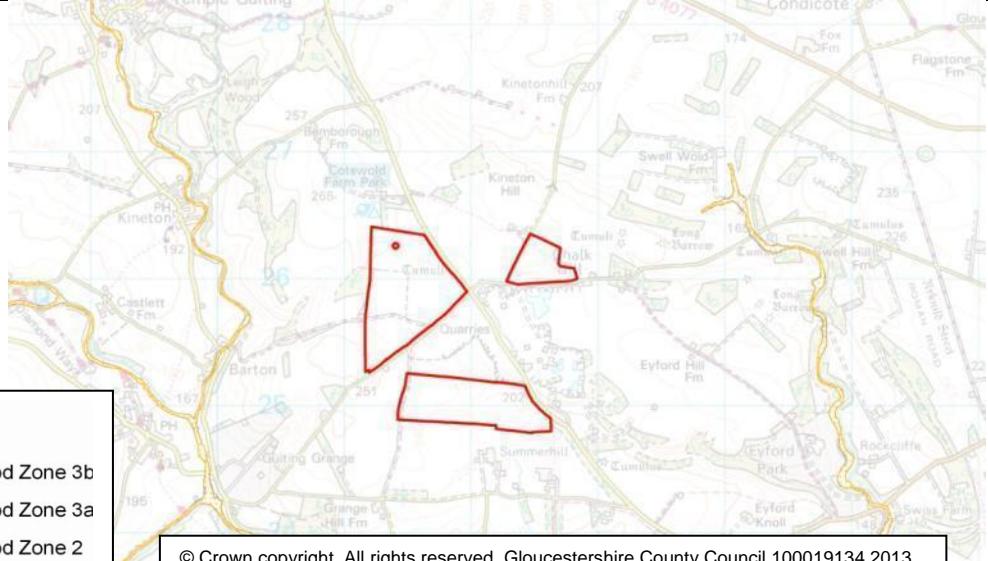
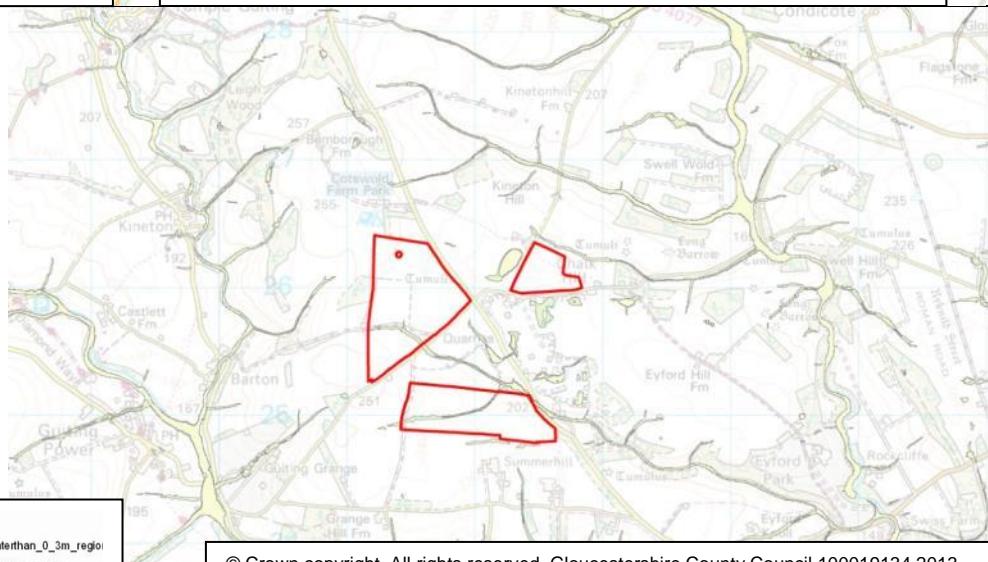
(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))

<ul style="list-style-type: none"> ■ SSSI - Site of Special Scientific Interest ■ Key Wildlife Site - area ■ Ramsar Site ■ SAC Site ■ SPA Site 	
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Parcel A (Unworked 2003 MLP Preferred Area)	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	Huntsman's Quarry SSSI (Geological), Barton Bushes SSSI, Lark Wood SSSI
Nearby Locally Designated Sites	Barton Valley KWS, Lark Wood KWS, Devonport Quarries KWS
Nearby Strategic Nature Areas and Priority Habitats	Barton SNA, Naunton SNA, Brockhill B SNA, Swell A SNA Lowland Calcareous Grassland, Lowland Meadow, Lowland Mixed Deciduous Woodland/Lowland Beech & Yew Woodland
Nearby Protected & Priority Species	Adder, skylark, yellowhammer, tree pipit, lapwing, barn owl, badger, brown hare, viviparous lizard, grass snake, common toad, small heath butterfly, dingy skipper, wall butterfly, small blue butterfly, perfoliate penny-cress and fine-leaved sandwort.
Key Development Criteria	In respect of the General Development Criteria the presence of Barton Bushes SSSI is adjacent with Huntsman's Quarry SSSI (Geological), Lark Wood SSSI, Barton Valley KWS, Lark Wood KWS and Devonport Quarries KWS confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on and within 1km of the land. This arable/pasture land around a consented and restored minerals parcel should be restored to fit in with the restoration scheme for the adjacent Tinkers Barn minerals site restoration scheme. Subject to the observations of statutory advisors a significant effect on Huntsman's Quarry SSSI (Geological), Barton Bushes SSSI and Lark Wood SSSI is unlikely but any new/revised development upon this land must be assessed for such impacts at the planning application stage.
Parcel B (Unworked 2003 MLP Preferred Area)	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	Huntsman's Quarry SSSI (Geological)
Nearby Locally Designated Sites	Devonport Quarries KWS, Slatepit Coppice KWS
Nearby Strategic Nature Areas and Priority Habitats	Brockhill B SNA, Swell A SNA, Swell B SNA Lowland Mixed Deciduous Woodland/Lowland Beech & Yew Woodland, Lowland Calcareous Grassland, Lowland Meadow
Nearby Protected & Priority Species	Perfoliate penny-cress, barn owl, brown hare, great crested newt, small blue butterfly
Key Development Criteria	In respect of the General Development Criteria the presence of Huntsman's Quarry SSSI (Geological) is confirmed as adjacent plus Devonport Quarries KWS and Slatepit Coppice KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded within 1km of the land. This small arable/pasture area has a few boundary trees and defunct hedgerows. If restored from a minerals development with biodiversity gains it would make a contribution to the adjacent Brockhill B SNA. Subject to the observations of statutory advisors a significant effect on Huntsman's Quarry SSSI (Geological) is unlikely but any development upon this land must be assessed for such impacts at the planning application stage.
Parcel C	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	Huntsman's Quarry SSSI, Barton Bushes SSSI
Nearby Locally Designated Sites	Warren Beds KWS, Barton Vale KWS
Nearby Strategic Nature Areas and Priority Habitats	Brockhill B SNA, Brockhill A SNA, Naunton SNA, Barton SNA Lowland Calcareous Grassland, Lowland Mixed Deciduous Woodland/Lowland Beech & Yew Woodland
Nearby Protected & Priority Species	Perfoliate penny-cress, adder, great crested newt, lapwing, yellowhammer, small blue butterfly, wall, small heath, dingy skipper and brown hare.
Key Development	In respect of the General Development Criteria the presence of Huntsman's Quarry SSSI

Criteria	and Barton Bushes SSSI are confirmed as nearby plus Warren Beds KWS and Barton Vale KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded within 1km of the land. A large open area of mainly arable land with defunct hedgerows. No confirmed notable species recorded on this site. It is adjacent to Brockhill B SNA so a useful contribution could be made through a restoration scheme including calcareous grassland creation. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.
Parcel D (Existing "Huntsmans" Quarry)	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	Huntsman's Quarry SSSI (Geological), Barton Bushes SSSI
Nearby Locally Designated Sites	None
Nearby Strategic Nature Areas and Priority Habitats	Brockhill B SNA, Swell A SNA, Barton SNA Lowland Mixed Deciduous Woodland/Lowland Beech & Yew Woodland, Lowland Calcareous Grassland, Lowland Meadow
Nearby Protected & Priority Species	Perfoliate penny-cress, fine-leaved sandwort, brown hare, badger, great crested newt, viviparous lizard, adder, common toad, barn owl, lapwing, yellowhammer, skylark, reed bunting, tree pipit, cinnabar moth and butterflies small blue, small heath, wall and dingy skipper.
Key Development Criteria	In respect of the General Development Criteria the presence of Huntsman's Quarry SSSI (Geological) and Barton Bushes SSSI are confirmed as on and nearby the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land. Site consists of existing consented areas that will realise some local biodiversity enhancements and make a contribution to Brockhill B and Swell A SNAs. A site 'Biodiversity Action Plan' is in place which includes measures for maintaining a local population of the legally protected perfoliate penny-cress. No adverse impacts have been observed on Barton Bushes SSSI and extraction within this quarry has benefited the on-site Huntsman's Quarry SSSI (Geological) and RIGS. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any new/revised development upon this land should still be assessed for such impacts at the planning application stage.
Parcel E (Existing "Tinkers Barn" Quarry)	
Overall Comment	Overall impact on biodiversity is potentially neutral or positive
Nearby Internationally & Nationally Designated Sites	Huntsman's Quarry SSSI (Geological), Barton Bushes SSSI, Lark Wood SSSI
Nearby Locally Designated Sites	Lark Wood KWS, Barton Valley KWS
Nearby Strategic Nature Areas and Priority Habitats	Barton SNA, Naunton SNA, Swell A SNA Lowland Calcareous Grassland, Lowland Mixed Deciduous Woodland/Lowland Beech & Yew Woodland, Lowland Meadow
Nearby Protected & Priority Species	Butterflies small heath, wall, small blue and dingy skipper plus tree pipit, quail, barn owl, skylark, adder, viviparous lizard, great crested newt, common toad, brown hare and fine-leaved sandwort.
Key Development Criteria	In respect of the General Development Criteria the presence of Huntsman's Quarry SSSI (Geological), Barton Bushes SSSI and Lark Wood SSSI are confirmed as adjacent and nearby plus Lark Wood KWS and Barton Valley KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded adjacent and within 1km of the land. This site (Tinkers Barn) has been partly restored with a small local biodiversity benefit. The rest of the land has minerals consent which includes creating/restoring natural grassland habitat adjacent to Barton Bushes SSSI through an agreed restoration plan. The plan will contribute to the adjacent Barton SNA through this measure and other actions such as new hedgerows. Overall long-term there should be a notable biodiversity gain here. Subject to the observations of statutory advisors a significant effect on internationally and

	nationally designated sites is unlikely but any new/revised development upon this land should still be assessed for such impacts at the planning application stage.
Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	<p>A- There are no constraints within the area boundaries.</p> <p>B- This area has no constraints within the area boundaries.</p> <p>C- There are no constraints within the area boundaries.</p> <p>A- There are no constraints within 250m of the area boundaries.</p> <p>B- This area is situated adjacent to a SSSI which runs along the southern boundary of the site, on the opposite side of the road. A portion of this is also designated as a RIGS No. 92. (adjacent to Nosehill Farm).</p> <p>C- This boundary of this area is approximately 250m from Grange Hill Quarry/RIGS 241 (SP 1140244).</p>
Key Development Criteria	The quarrying at Huntsmans Quarries and its locality have exposed extremely important exposures of several rocks including the "Cotswold Slates" plus it is a source of important fossils including theropod footprints. It would be advantageous for the conservation of geodiversity if the GGT were involved in the planning of any restoration of future quarrying areas, as happened with past works.
Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Previous advice which is still valid, or any changed circumstances.	<p>Advice given in 1998 in connection with the previous Minerals Local Plan identified scheduled monuments of national importance in the proposed extension areas, and the potential for other archaeological remains. Exclusion of the designated sites from the site allocations, and assessment/evaluation of the remainder of the land was recommended.</p> <p>Previous advice on Area A in respect of the existing quarry and a larger area in 2008 recommended exclusion of the scheduled Bronze Age barrow cemetery from the application area; this was then removed from the planning application.</p> <p>Archaeological evaluation of the remainder of the area was also undertaken.</p>
Nearby heritage assets	<p>Area A: The northwestern part of Area A includes a Bronze Age barrow cemetery which is designated as a scheduled monument. A large part of the central part of Area A has been evaluated with negative results. The southwestern part of the area contains no known archaeological sites but has not yet been evaluated.</p> <p>Area B: This area lies immediately adjacent to a Roman settlement and cemetery, and a medieval settlement, to the north and east which are designated as a scheduled monument. Some parts of these sites may extend into Area B.</p> <p>Area C: Some very limited evaluation around the periphery of this area identified undated archaeological features and some Roman finds.</p>
The site distance from any historic feature set out above.	All areas are situated within a landscape with a high density of archaeological sites of prehistoric and Roman date, some of which are designated as scheduled monuments.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type B3Aw: Regular organised enclosure of former unenclosed pasture
Mitigation	<p>Area A: The barrow cemetery should be excluded from the site allocation, and appropriate consideration given to the setting of this monument in determining the limits of extraction and the subsequent restoration of the land.</p> <p>Assessment/evaluation of the parts of Area A not yet evaluated will be necessary to determine whether there are any other parts that need to be preserved or excavated.</p> <p>Area B: Assessment/evaluation should be undertaken to determine the extent of the archaeological interest in this site, with particular reference to the possibility that the adjacent designated sites to the north extend into this area. Consideration will need to be given to the setting of the adjacent monuments.</p> <p>Area C: Assessment /evaluation is needed.</p>
Key Development Criteria	<p>Pre-determination assessment/evaluation of relevant areas to an agreed brief.</p> <p>An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Protection of the settings of these assets 3) Archaeological recording of other identified assets to an appropriate level.</p>

Water-related issues	
Flood risk	 <div>Legend</div> <ul style="list-style-type: none"> SFRA3 Flood Zone 3b SFRA3 Flood Zone 3a SFRA3 Flood Zone 2 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
Locally agreed surface water	 <div>Legend</div> <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_10_3m_region <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
2003 MLP hydrological comments	<p>The site is located on a major aquifer and groundwater flow is likely to be rapid as a consequence of the fissured nature of the limestone. Spring flow is common, as is the tendency for streams to lose water to ground in certain sections. Pollution attenuation mechanisms are limited to dilution and oxygenation. The geology is complex with faulting and spring flow a problem. Mineral operators are required to carry out a preliminary hydrogeological assessment of conditions in advance of the submission of a planning application to ensure that ground and surface water can be safeguarded. There should be no extraction of minerals below the maximum level of the seasonal water table.</p> <p>N.B. These comments were only in relation to parcels A and B.</p>
Contaminated Land	<p>There are no landfills listed on the Environment Agency's Historic Landfill GIS layer within the 3 parcels or 250m of the boundary.</p>
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Low flood risk to sites.
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Modelling suggests surface water issues exist in the existing Huntsman's quarry sites, most significantly in the east of the most northern site.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	<25%

Records of flooding (GCC's Flood Data Register)	The Huntsmans sites are within the upper catchment of the Windrush (an ordinary watercourse) that flows through the village of Naunton. Naunton has had multiple reports of sewer flooding that were exacerbate by high river flows. (22 properties flooded)
Any other known issues	n/a
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	River Windrush - Ordinary watercourse (Flows from the east towards the southeast) River Eye: Ordinary watercourse
Consenting authority under section 23 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	River Windrush: Good River Eye: Good
GW Vulnerability Zone	The site lies above a principal aquifer.
GW quantitative quality	Poor (chemical quality: deteriorating)
GW source protection zone	Not within a designated Groundwater source protection zone
Ecological status of lake(s) within the proposed site catchment	No known lakes

General Comments / Potential Development Criteria

The operator has confirmed that reserves are likely to be exhausted in the plan period and indeed the condition of the current planning permission anticipates an end date of 2027. Therefore any land allocated could be available in the latter part of the plan period. However some land in A while available for quarrying is not necessarily in control of the operator, therefore deliverability might be a factor despite being tested in the MLP (2003) and being allocated as a preferred area. The operator has a preference for parcel C although this was not tested through the previous MLP (2003). Parcel B is not being promoted by the operator and furthermore might prove unviable due to potential archaeological constraints present. Any allocation at this site does have the advantage of existing plant and access being in place.

AONB – The site lies within the AONB. While the existence of the AONB designation is a significant disadvantage the question of whether an allocation should contribute to be retained in the revised plan remains with whichever allocations should be made in the Cotswolds resource area. The emerging spatial strategy in this consultation document suggests that it is appropriate and sustainable to make provision in the Cotswold resource area to meet local provision. Although providing for aggregates the quarry provides for other construction products that contribute to the local vernacular and character of the Cotswolds AONB. Given that the MLP 2003 was looking to limit significant mineral working to 2 sites, there are no other non AONB sources of Cotswold limestone available to maintain a contribution. Therefore there are advantages to this site in that many of the potential issues have been 'tested' previously through the 2003 MLP process.

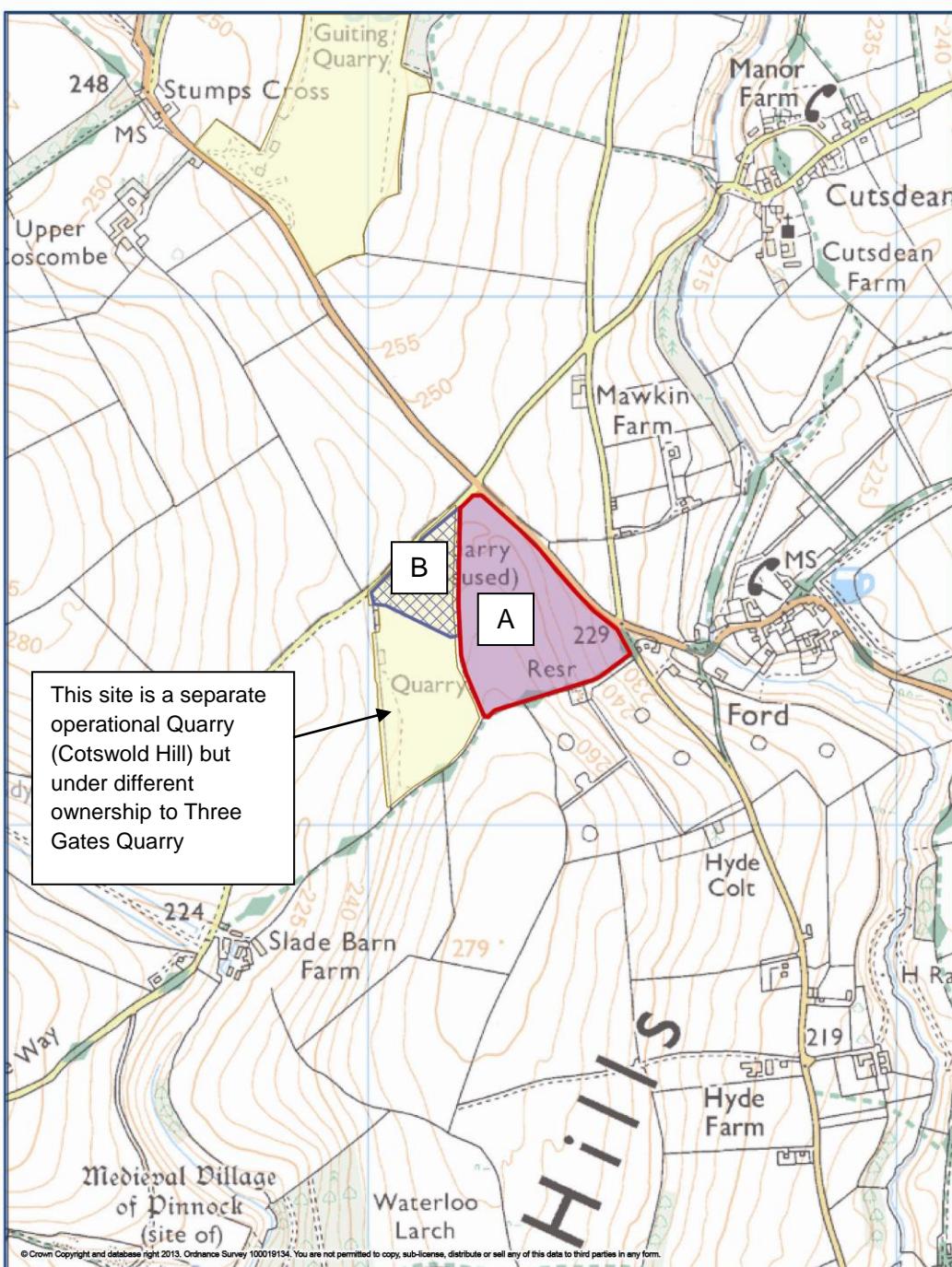
There could be deliverability issues associated with the existing small building stone quarry (Tinkers Barn) which is currently operated as a tiling stone quarry by a different operator and is located within Parcel A.

There are other issues which may also need to be addressed:

- PRoW
- Ecology
- Archaeology
- Water protection/hydrology
- Assessment of agricultural land quality and scope for progressive restoration to agriculture where appropriate.
- Parcel C has not previously been considered so if it was taken forward it may require further work to be undertaken (for example landscape assessments).

Site Maps and Images

Site Map



■ Potential Site Allocations

■ Existing Quarry

■ Historic Permission

■ Out of County

500 yards
500 metres

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MW030_15



Locational Information

Site Details			
Site Description	The site is located near Ford in the Cotswolds AONB. The proposed area has been submitted as a potential extension to Three Gates Quarry which is currently inactive. The parcel in question is at present being used for agricultural purposes. However, Three Gates Quarry (Parcel B) benefits from planning permission until May 2033 subject to pre-commencement conditions.		
Planning History	There is no known minerals planning history for the proposed site.		
District	Cotswold		
Parish	Temple Guiting		
Easting	408299	Northing	229383
Approximate Site Area (to nearest half hectare)	8		
Type of Mineral	Cotswold Limestone		
Estimated Yield	3.5-4.5mt		
Reasons for inclusion & deliverability related to landownership / operator interest.	The site has been promoted by the operator and is theoretically deliverable. However, the operator has suggested this mainly as a contingency should any land at their main Huntsmans Quarry prove unsuitable. Discussion with the operator has suggested that they may withdraw this suggestion depending on whether any land can be retained for allocation at Huntsmans Quarry.		

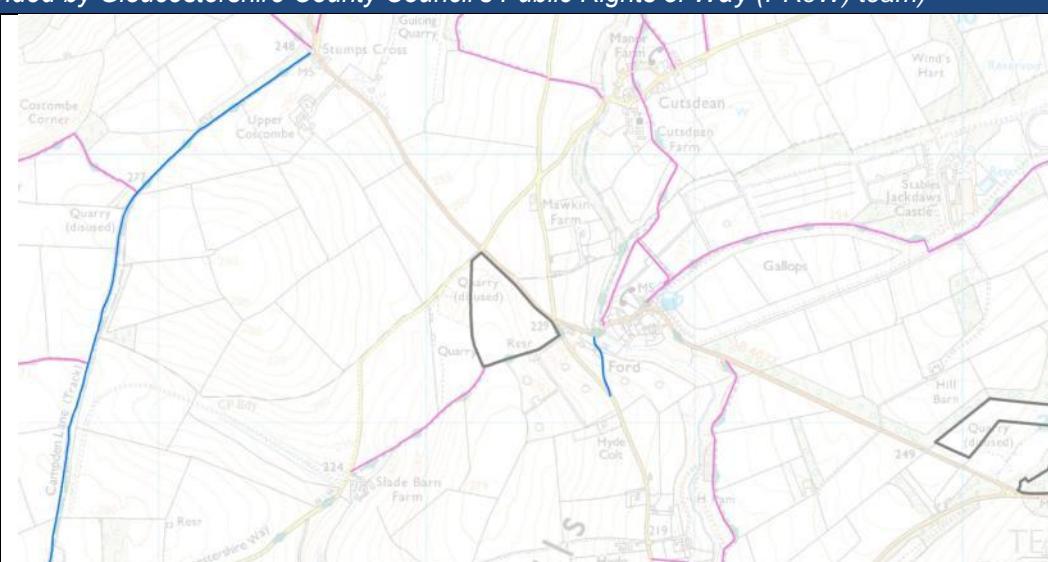
Site Assessment Factors/Criteria for Consideration

Landscape	
Landscape Character – National	Cotswolds
Landscape Character – County	High Wold
Landscape Character – Local	High Wold
AONB	The site is wholly within the Cotswolds AONB

Green Belt	
Comments	The site does not fall within the Gloucester/Cheltenham green belt.

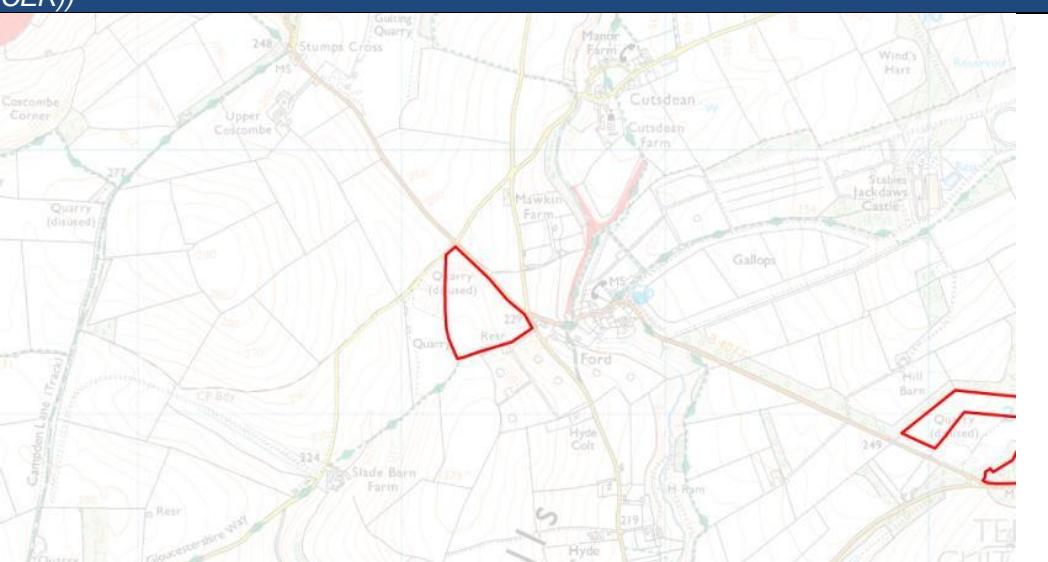
Soil Quality (Agricultural Land Classification)	
No information currently available.	

Highways	
It is anticipated that the site would be a potential extension to the existing site which currently has no highways restrictions although as a former building stone quarry output would likely be relatively small scale compared to a crushed rock aggregates operation. It is also adjacent to Cotswold Hill Quarry. The current permission does however restrict crushing on site without prior written approval of the MPA.	

Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
<ul style="list-style-type: none"> — Footpath — Bridleway — Restricted Byway — Byway Open to All Traffic 	 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
Comments	<p>The path affected is HTG 10/1 outlined in Parcel A. Diversion of this path would be necessary.</p> <p>Mineral developments could well offer opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.</p>

Sensitive Receptors	
Distance from nearest address point	Ford Manor (less than 50m)
Distance from nearest settlement	Ford (less than 50m at nearest point)

Aerodrome Safeguarding <i>(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))</i>	
Comments	The site does not lie within a known aerodrome safeguarding zone.
MoD comments	No Objection this site falls outside of a safeguarding area.

Ecology/Biodiversity <i>(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))</i>	
<ul style="list-style-type: none"> — SSSI Site of Special Scientific Interest — Key Wildlife Site - area — Ramsar Site — SAC Site — SPA Site 	 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
Parcel A	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive

Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Cutsdean Marsh KWS
Nearby Strategic Nature Areas and Priority Habitats	Wood Stanway SNA Lowland Mixed Deciduous Woodland/Lowland Beech & Yew Woodland
Nearby Protected & Priority Species	Wall, grizzled skipper and small heath butterfly
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Cutsdean Marsh KWS is confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on/adjacent and within 1km of the land.</p> <p>This is agricultural land with trees/hedgerows on the boundary. Some priority butterflies have been recorded in the general area but they are unlikely to be totally dependent on this site which is typical of much of surrounding area. Some local biodiversity enhancement is possible here.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

Parcel B (Existing Inactive Quarry)

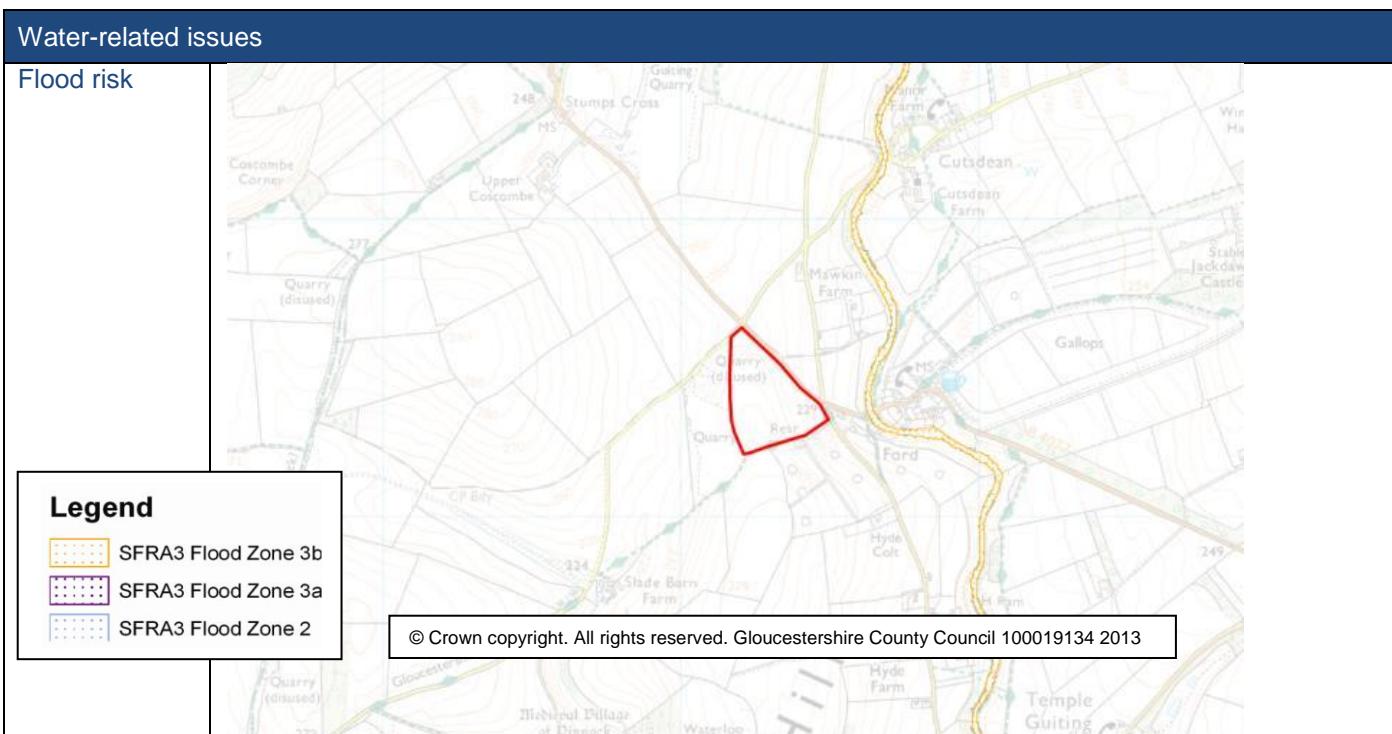
Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Cutsdean Marsh KWS
Nearby Strategic Nature Areas and Priority Habitats	Wood Stanway SNA Lowland Mixed Deciduous Woodland/Lowland Beech & Yew Woodland
Nearby Protected & Priority Species	Wall, grizzled skipper and small heath butterfly
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Cutsdean Marsh KWS is confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on/adjacent and within 1km of the land.</p> <p>An existing minerals site with scrub, trees and grassland patches around the perimeters which may support legally protected species such as nesting birds and reptiles. Mineral operations here need to take account of maintaining any priority species such as butterflies in the general area.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

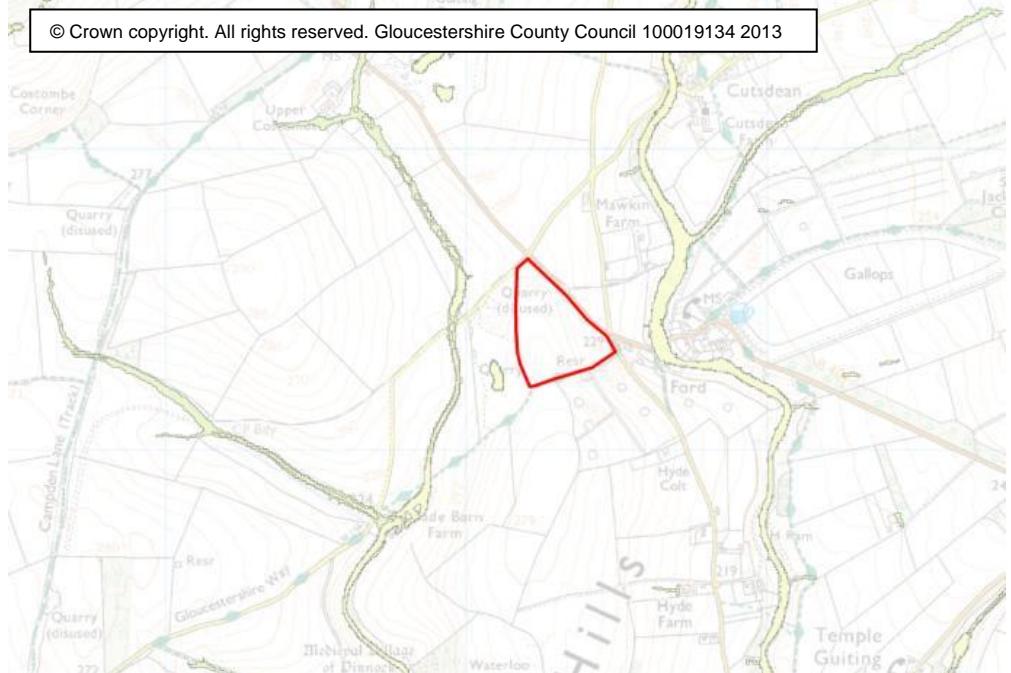
Geodiversity

(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)

Comments	There are no constraints within the stated boundary. New Area A is located adjacent to Cotswold Hills Quarries/RIGS No. 245 (SO 0812 2928).
Key Development Criteria	The existing, adjacent RIGS site exposes a very rare contact between Yellow Guiting Stone and White Guiting Stone, a feature of fundamental importance in the understanding of the Lower Inferior Oolite of the area. It would be advantageous to the conservation of geodiversity if the GGT were to be consulted on any restoration plans for the site in the future.

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Previous advice which is still valid, or any changed circumstances.	No previous advice given.
Nearby heritage assets	No designated heritage assets are recorded within this area. Small scale historic quarrying is recorded in parts of the area, and there is a WWII searchlight battery in the southern corner.
The site distance from any historic feature set out above.	The area is situated within a landscape with a high density of archaeological sites of prehistoric and Roman date, some of which are designated as scheduled monuments.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type A4p: Less regular organised enclosure reflecting former un-enclosed cultivation patterns
Mitigation	Archaeological assessment/evaluation is required in order to enable the archaeological interest in this site to be determined.
Key Development Criteria	Pre-determination assessment/evaluation of the area to an agreed brief. An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Protection of the settings of these assets 3) Archaeological recording of other identified assets to an appropriate level.



Locally agreed surface water	
2003 MLP hydrological comments	Not applicable
Contaminated Land	There are no landfills listed on the Environment Agency's Historic Landfill GIS layer within parcel A or 250m of its boundary. Although soils may have been imported into the adjacent Cotswold Hill Quarry for restoration purposes.
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Low flood risk to site.
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Modelling suggests a surface water risk exists the west of the Three Gates Site along the valley floor, and continues through Slade Barn Farm.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	<25%
Records of flooding (GCC's Flood Data Register)	The Three Gates site is within the upper catchment of the Windrush (an ordinary watercourse) that flows through the village of Naunton. Naunton has had multiple reports of sewer flooding that were exacerbate by high river flows. (22 properties flooded).
Any other known issues	One report of flooding from the 2007 household flood survey, but the source of flooding was unknown. The River Windrush, an ordinary watercourse flows to the east of the property, but no evidence exists to show that it was the source/cause of flooding. The proposed site is at a raised elevation to the known flooded property and could contribute to surface water runoff.
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	No known main or ordinary watercourses locally
Consenting authority under section 23 of the Land Drainage Act 1991	n/a
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	n/a

Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	River Windrush: Good
GW Vulnerability Zone	The site overlies a Principal Aquifer
GW quantitative quality	Poor (chemical quality: deteriorating)
GW source protection zone	Western side of site is located in Zone 2-Outer zone of the Groundwater source protection zone.
Ecological status of lake(s) within the proposed site catchment	No known lakes.

General Comments / Potential Development Criteria

The site has been promoted by the operator and is theoretically deliverable. However, the operator has suggested this mainly as a contingency should any land at their main Huntsmans Quarry prove unsuitable. Discussion with the operator has suggested that they may withdraw this suggestion depending on whether any land can be retained for allocation at Huntsmans Quarry.

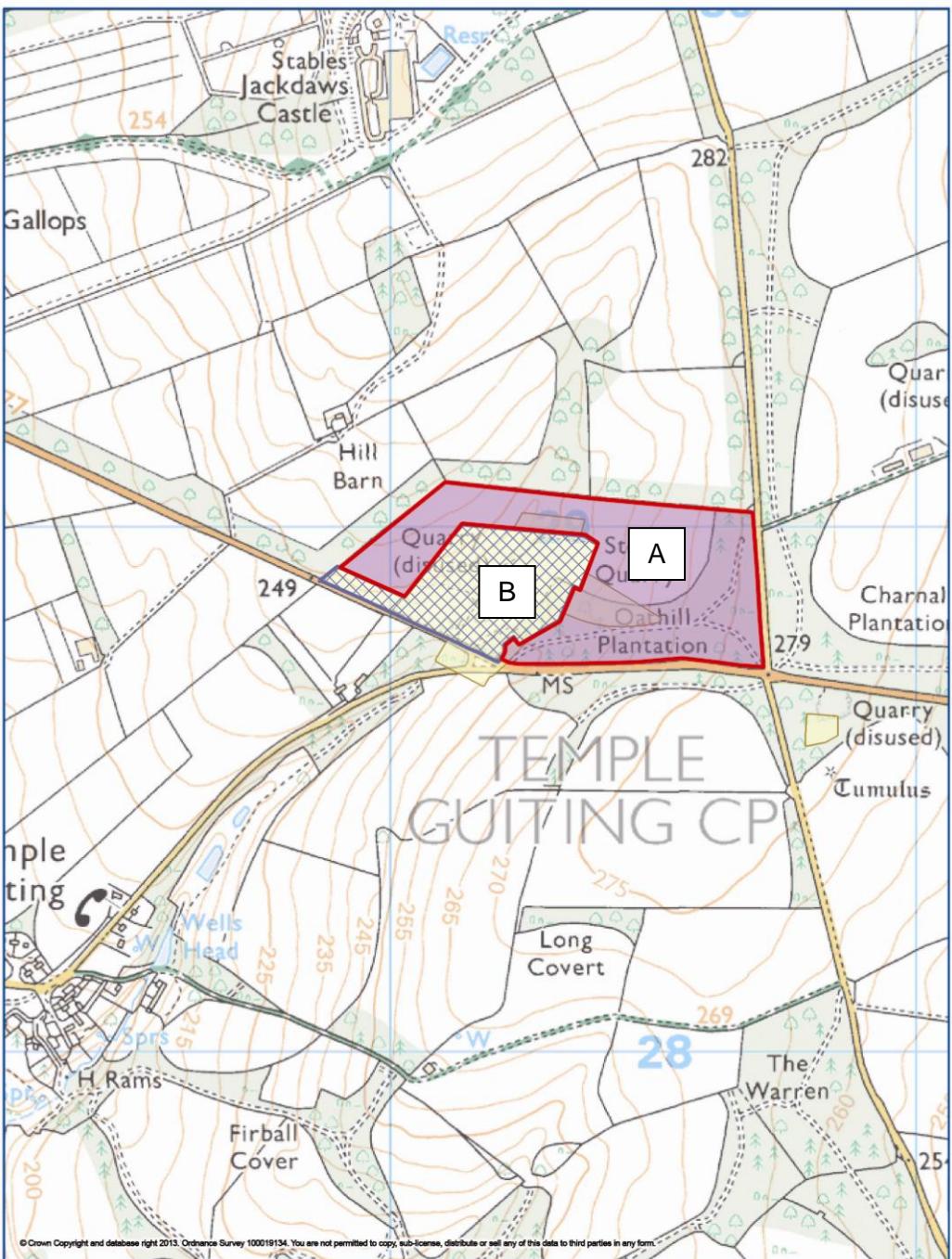
This site has a number of disadvantages not least that it is currently inactive therefore has no real infrastructure or suitable access in place.

Apart from the issue of deliverability highlighted above there are also other issues which may need to be addressed:

- Location within the AONB – while accepting in principle that the spatial strategy is looking to make provision within the Cotswolds resource area and hence the AONB, the Council would only want to allocate sufficient sites to meet provision in the plan period. If other potentially more advantageous sites can be allocated, this site is not likely to be required.
- Highways
- PRoW
- Amenity impacts
- Ecology
- Geodiversity
- Archaeology
- Water protection/hydrology

Site Maps and Images

Site Map



Potential Site Allocations

Existing Quarry

Historic Permission

Out of County

 500 yards
500 metres

 Gloucestershire
COUNTY COUNCIL

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MW030_16



Locational Information

Site Details

Site Description	<p>The site is located within the Cotswolds, approximately 9.4km northwest of Stow-on-the-Wold and 16.4km northeast of Cheltenham to the east of the village of Ford and some 1.5km north-east of Temple Guiting. The existing quarry is accessed from the B4077 between Ford and the Trafalgar Crossroads (Buckle Street).</p> <p>The site currently produces predominantly non-aggregate minerals (building stone, walling stone and agricultural lime). However a small amount of waste material is crushed on-site to produce aggregates. The site had historically been worked with very steep slopes, but the permission was granted in 2009 for rationalisation of the site which included a small-scale extension which has allowed the operator to reduce these and incorporate benches.</p> <p>The site produces two important building stones, "Yellow Guiting Stone" and "White Guiting Stone" are referred to in the geological survey as being present in the quarry, however the reserve is actually divided into three colour types Yellow, White and Orange Guiting Stone. There is not much processing on site but the quarry supplies a lot of the local quarries including Stanleys, Syreford, Cotswold Hill, Farmington and places as far away as Lincolnshire.</p>		
District	Cotswold		
Parish	Temple Guiting		
Easting	410203	Northing	228908
Approximate Site Area (to nearest half hectare)	15.5 (excluding existing permitted area)		
Type of Mineral	Cotswold Jurassic Limestone -		
Estimated Yield	1-2mt		
Reasons for inclusion & deliverability related to landownership /	A proposed extension to Oathill Quarry has been submitted through the call for sites process by the operator. It would surround the existing site on the northern, eastern and western boundaries taking the site boundary as far as Buckle Street to the east.		

operator interest.	<p>The proposed extension would be almost entirely surrounded by trees and would include two small areas which have been previously permitted for mineral extraction. Some of the surrounding woodland is also owned by the operator.</p> <p>However further discussion with the operator has established that the main intent of this site is for building stone, while production of waste stone goes mainly into agricultural lime which is non-aggregate crushing, for aggregates it is not strategic.</p>
Planning History	<p>The quarry has been established for in excess of 140 years and so pre-dates the modern planning system: It was granted permission to re-open and extend in March 1957 (CD.2037). Further extensions were permitted in June 1963 (CD.2037/a) and December 1981 (CD.2037/b). A legal agreement signed in 1981 revoked part of the area previously permitted under CD.2037/a), a subsequent legal permission signed in March 1994 revoked part of the area permitted under CD.2037/b) when a further extension was granted (CD.2258/B). The site was subject to a Review of Mineral Permissions (ROMP) in April 2000 (CD/2258/C).</p>

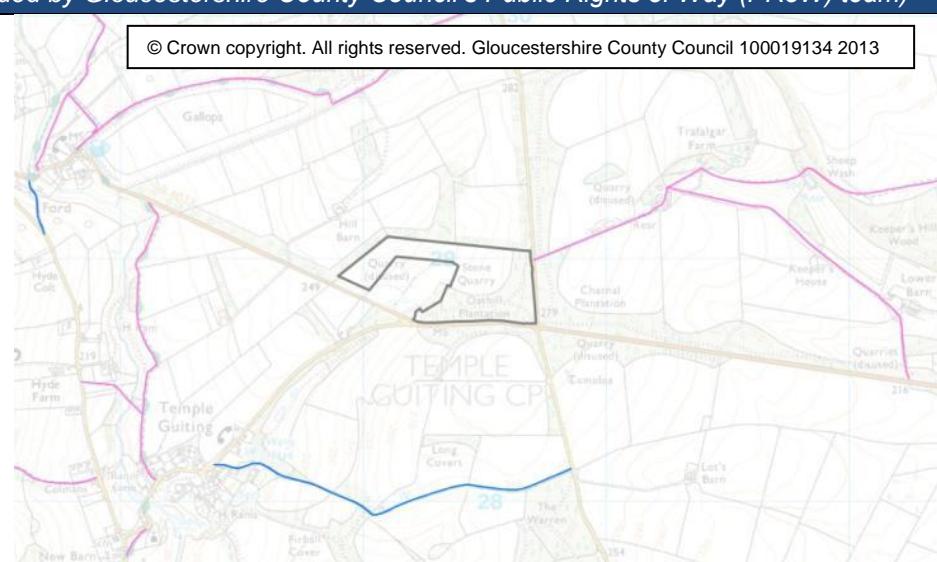
Site Assessment Factors/Criteria for Consideration

Landscape	
Landscape Character – National	Cotswolds
Landscape Character – County	High Wold
Landscape Character – Local	High Wold
AONB	The site is wholly within the Cotswolds AONB

Green Belt	
Comments	The site is not located within the Gloucester/Cheltenham green belt.

Soil Quality (Agricultural Land Classification)	
No information currently available.	

Highways	
The existing adjacent quarry site is already permitted to operate at 50,000tpa. It is anticipated that any potential extension to the site would not increase this amount.	

Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PROW) team)</i>	
<ul style="list-style-type: none"> — Footpath — Bridleway — Restricted Byway — Byway Open to All Traffic 	
Comments	No Public Rights of Way are affected

Sensitive Receptors	
Distance from nearest address point	Trafalgar Farm and Jackdaws Castle (both less than 850m)
Distance from nearest settlement	Temple Guiting (less than 900m at nearest point)

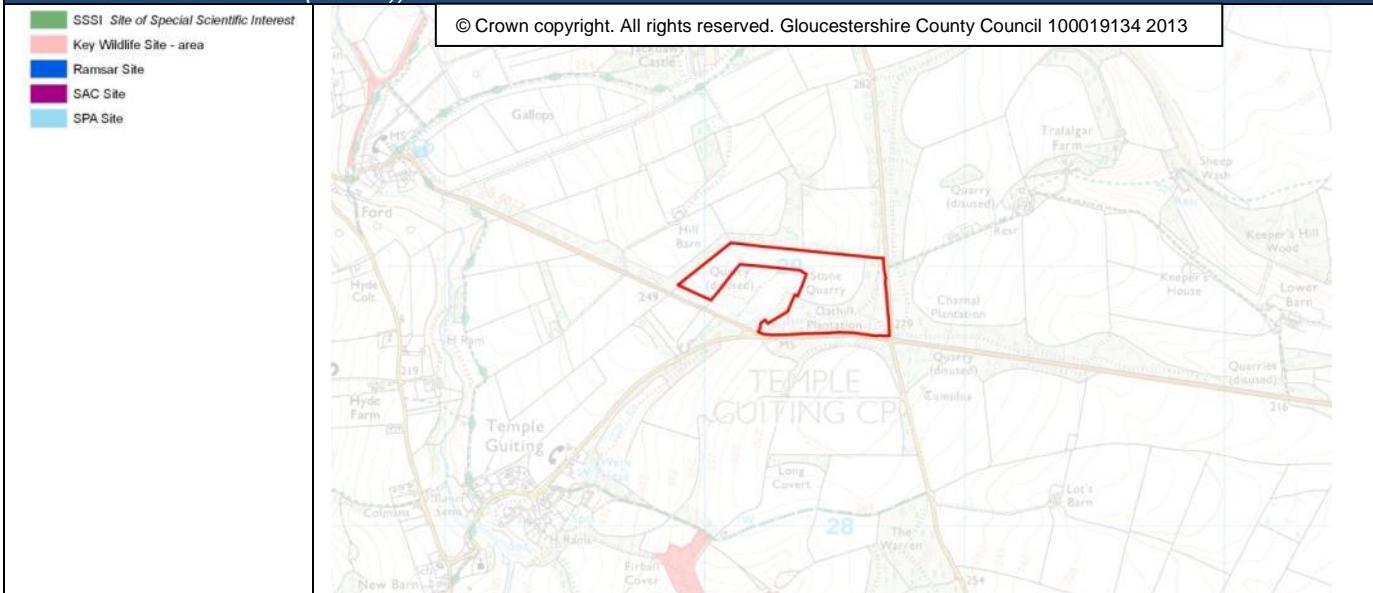
Aerodrome Safeguarding

(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))

Comments	The site does not lie within a known aerodrome safeguarding zone.
MoD comments	No Objection this site falls outside of a safeguarding area.

Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))



Parcel A

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Leigh Wood KWS
Nearby Strategic Nature Areas and Priority Habitats	Rook Pool SNA, Swell A SNA Lowland Mixed Deciduous Woodland/Lowland Beech & Yew Woodland
Nearby Protected & Priority Species	Common pipistrelle and three orchid species
Key Development Criteria	In respect of the General Development Criteria the presence of Leigh Wood KWS is confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on and adjacent to the land. This site is agricultural land and woodland. Restoration schemes here will be a sensitive and strategically important matter as the woodland present has potential to supporting scarce and rare flora in places. Overall biodiversity conservation and enhancement must be demonstrated to be possible and deliverable based on adequate ecological survey and assessment. The creation of calcareous grassland with existing and new woodland, scrub and trees is required. Acceptable restoration and landscaping will need to safeguard existing woodland flora and make a relevant contribution to Rock Pool SNA which is adjacent to the land. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any new/revised development upon this land should still be assessed for such impacts at the planning application stage.

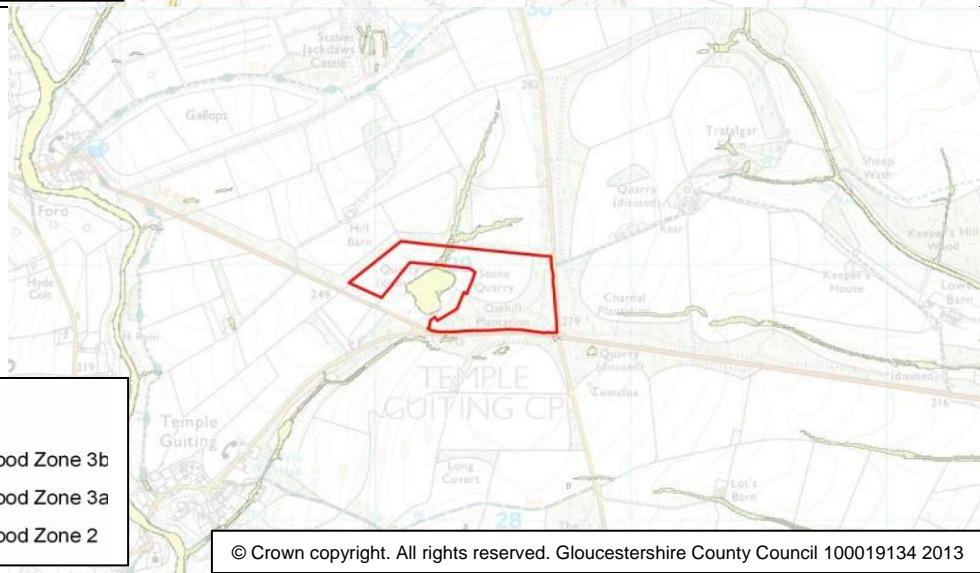
Parcel B (Existing Quarry)

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	None

Nearby Locally Designated Sites	Leigh Wood KWS
Nearby Strategic Nature Areas and Priority Habitats	Rook Pool SNA, Swell A SNA Lowland Mixed Deciduous Woodland/Lowland Beech & Yew Woodland
Nearby Protected & Priority Species	Common pipistrelle and three orchid species
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Leigh Wood KWS is confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on and adjacent to the land.</p> <p>This site has consent for minerals development. Restoration schemes here are a sensitive and strategically important matter and overall biodiversity enhancement has been demonstrated to be possible and deliverable based on adequate ecological survey and assessment. The creation of calcareous grassland with existing and new woodland, scrub and trees is planned. Successful implementation of an agreed restoration and landscaping scheme will conserve scarce woodland flora and make a relevant contribution to Rock Pool SNA which is adjacent to the land.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any new/revised development upon this land should still be assessed for such impacts at the planning application stage.</p>

Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	<p>There are no constraints within the area boundary.</p> <p>The new area is located adjacent to Oathill Quarry/RIGS No. 3 (SP 102 288) the site boundary of which falls within the area of the existing quarry.</p>
Key Development Criteria	<p>The current RIGS report recommends that:</p> <ul style="list-style-type: none"> ▪ Access to the upper levels of the quarry (ESE end of the quarry) be maintained ▪ That something of the “brecciated” member of the sequence be preserved ▪ That something of the face ESE end of the quarry be preserved <p>It would be advantageous for the GGT to be consulted during any future planning in order that the conservation of the geodiversity can be considered.</p>

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Previous advice which is still valid, or any changed circumstances.	<p>No previous advice given on Area A.</p> <p>A programme of archaeological mitigation has been agreed for the existing permission and commenced in 2010.</p>
Nearby heritage assets	No designated or undesignated heritage assets are recorded within this site.
The site distance from any historic feature set out above.	The area is situated within a landscape with a high density of archaeological sites of prehistoric and Roman date.
Gloucestershire Historic Landscape Characterisation (HLC) status.	<p>Type A3: Regular organised enclosure ignoring former open field cultivation patterns</p> <p>Type H1: Disused industrial site</p> <p>Type C5: Less regular organised enclosure reflecting former un-enclosed cultivation patterns</p>
Mitigation	Archaeological assessment/evaluation is required in order to enable the archaeological interest in this site to be determined.
Key Development Criteria	<p>Pre-determination assessment/evaluation of the area to an agreed brief.</p> <p>An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Protection of the settings of these assets 3) Archaeological recording of other identified assets to an appropriate level.</p>

Water-related issues	
Flood risk	 <div> Legend <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_1-0_3m_region </div> <div>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</div>
Locally agreed surface water	 <div> Legend <ul style="list-style-type: none"> SFRA3 Flood Zone 3b SFRA3 Flood Zone 3a SFRA3 Flood Zone 2 </div> <div>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</div>
2003 MLP hydrological comments	Not applicable
Contaminated Land	There are no landfills listed on the Environment Agency's Historic Landfill GIS layer within parcel A or 250m of its boundary.
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Low flood risk to site.
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Modelling suggests surface water flooding risk exists outside the proposed site's boundary where the existing quarry is situated.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	0>25%
Records of flooding (GCC's Flood Data Register)	The Oathill site is located within the upper catchment of the Windrush (an ordinary watercourse) that flows through the village of Naunton. Naunton has had multiple reports of sewer flooding that was exacerbated by high river flows. (22 properties flooded).
Any other known issues	n/a
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the	No known main or ordinary watercourses locally

site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	
Consenting authority under section 23 of the Land Drainage Act 1991	n/a
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	n/a
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	River Windrush: Good
GW Vulnerability Zone	The site lies above a Principal Aquifer
GW quantitative quality	Poor (chemical quality: deteriorating)
GW source protection zone	Not within a designated Groundwater source protection zone
Ecological status of lake(s) within the proposed site catchment	No known lakes

General Comments / Potential Development Criteria

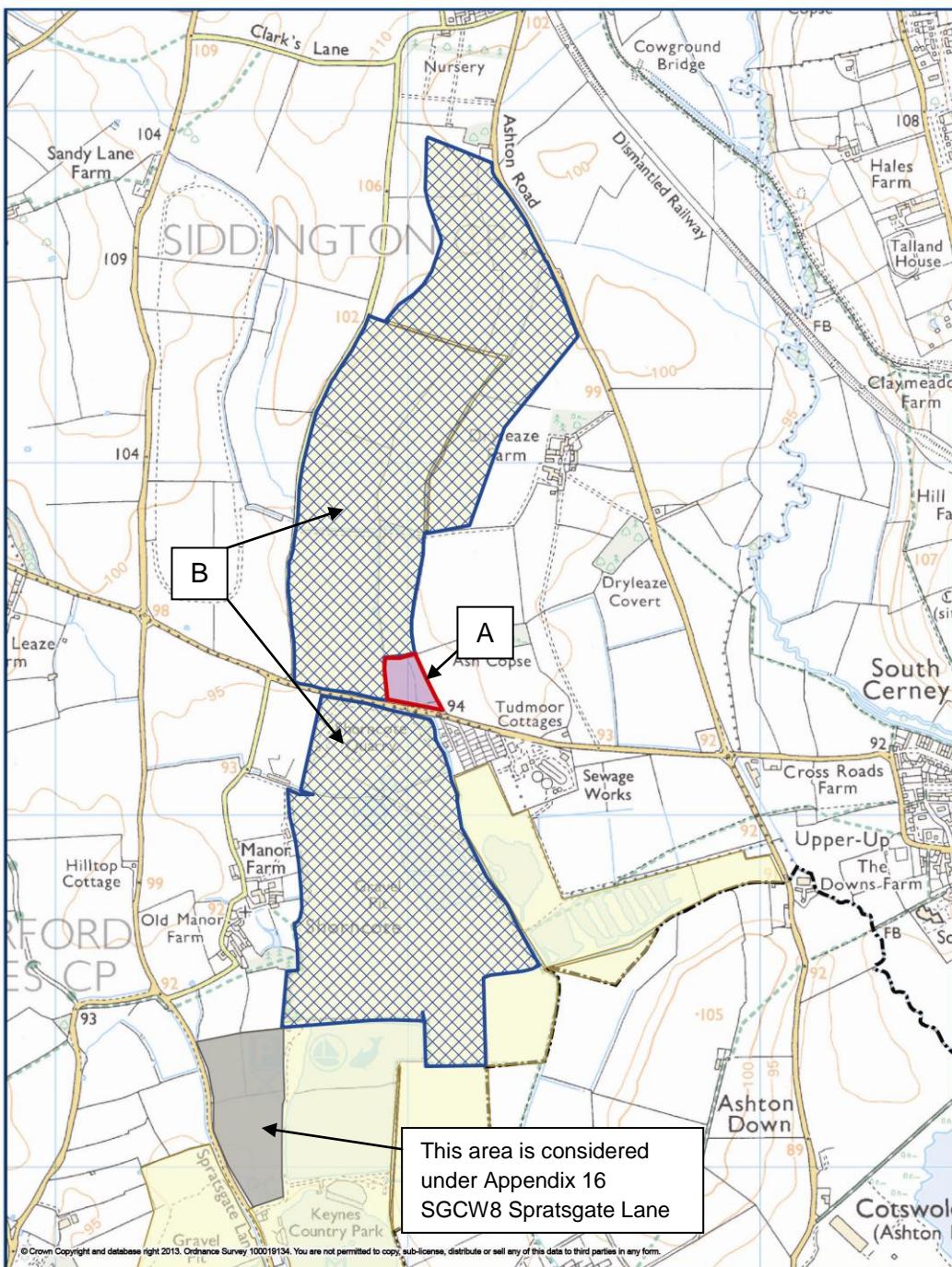
Following discussions with the operator who has confirmed that this is principally an important quarry for building stone supply (which was the main reason for suggesting the site) although part of the business does crush some waste rock mainly for agricultural lime purposes. The use of stone for marketing as aggregate is fairly low. Given all these factors it suggests a fairly small-scale contribution for aggregates purposes. The site is predominantly producing non-aggregate products and not considered to be a significant aggregate producing quarry. The same AONB issues apply but should a proposal come forward it is likely to be treated principally as a building stone operation.

Should an application come forward for the proposed area, the following issues may also need to be addressed:

- Highways
- Ecology
- Geodiversity
- Archaeology
- Water protection.

Site Maps and Images

Site Map



■ Potential Site Allocations
■ Existing Quarry

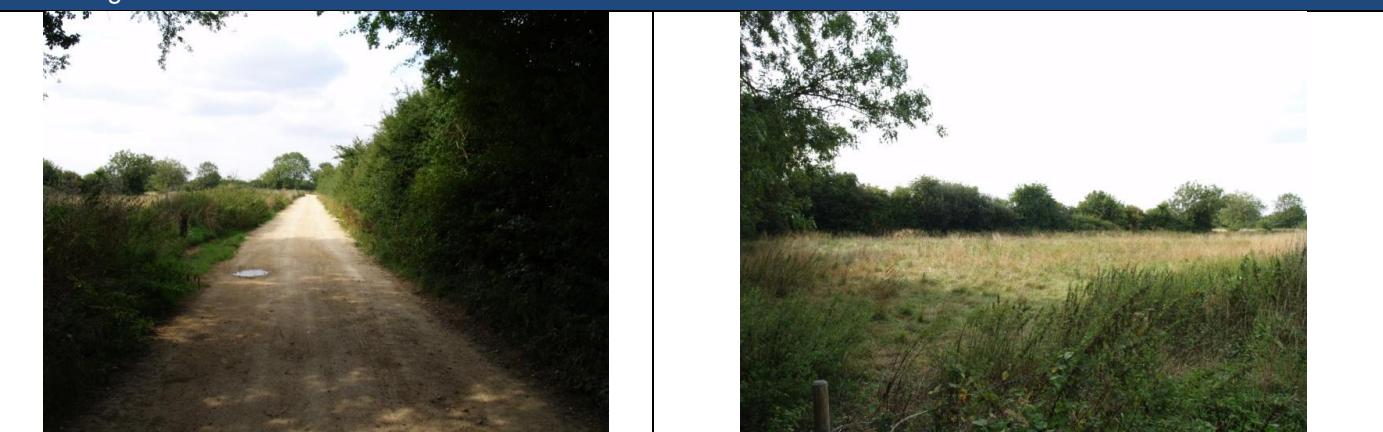
■ Historic Permission
■ Out of County

800 yards
800 metres

 Gloucestershire
COUNTY COUNCIL

 MW030_02

Site Images



Locational Information

Site Details

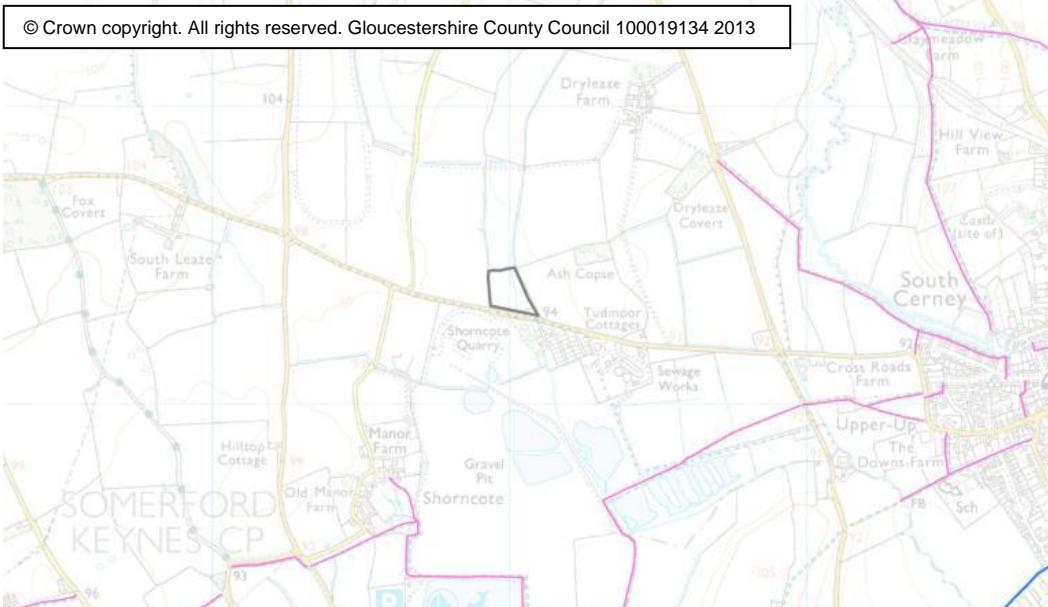
Site Description	The site is a small parcel of land that was allocated in the former MLP but did not come forward as part of the Dryleaze Farm extension. It located near to Shorncote Quarry is an agricultural field containing some trees and a drainage ditch which is adjacent to the Dryleaze Farm extension to Shorncote Quarry.		
Planning History	<p>There is no known planning history for the parcel other than it was allocated within the 2003 MLP. Nearby parcels of land have been permitted for sand and gravel extraction at various times and worked through the Shorncote Quarry.</p> <p>There is a 38.56 hectare area of land to the south of the existing Shorncote Quarry in Wiltshire which has been allocated within the Wiltshire Minerals Site Allocations DPD. Wiltshire's preferred strategy for working this site involves utilising existing infrastructure associated with the adjoining Shorncote quarry to the north in Gloucestershire, although it is not known how this would fit in with the current operator's company strategy or how it could impact upon future long-term safeguarding of the site and current restoration proposals (the Gloucestershire First Baseline LAA suggests a possible cessation date of 2018). Furthermore, a significant proportion of the allocated land is currently sterilised by buildings known as the Cotswold Community and there have been discussions with the local community about the future of the Cotswold Community site, but to-date no plans appear to have been submitted to Wiltshire Council for either re-development of the site or minerals extraction.</p>		
District	Cotswold		
Parish	Siddington		
Easting	402996	Northing	197376
Approximate Site Area (to nearest half hectare)	1.5		
Type of Mineral	Sand and gravel		
Estimated Yield	Unknown, (the entire preferred area of which this parcel formed part, was estimated at 1.25mt, the majority of the site has since been permitted for 1.35mt, therefore it is possible that the quantity within this area will not be a significant amount.)		
Reasons for inclusion & deliverability related to landownership / operator interest.	Residual parcel from preferred area in former MLP which remains unworked. There does not appear to be either landowner or operator interest in taking this site forward into the MLP process. It was the only parcel of land from the former MLP allocation that the operator did not apply for permission to extract from.		

Site Assessment Factors/Criteria for Consideration

Landscape	
Landscape Character – National	Upper Thames Clay Vales
Landscape Character – County	River Basin Lowland
Landscape Character - Local	Somerford Keynes
AONB	The site does not lie within the AONB.

Green Belt	
Comments	The site does not fall within the Gloucester/Cheltenham green belt.
Soil Quality (Agricultural Land Classification)	
	No information currently available.

Highways <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i>
<p>It is anticipated that it would be logical for any extraction from the site to be as an extension to Shorncote Quarry, however the site has not been promoted by the current operator. The northern Dryleaze Farm extensions were permitted at no more than 250,000tpa, but the earlier permissions at Shorncote had no output restrictions. Subsequent applications have not sought to increase this amount and the Dryleaze Farm permission granted in 2010 (10/0006/CWMAJM) created a new access to facilitate restoration, with all output still leaving via Shorncote Quarry. There were no highways objections to this (subject to the attachment of conditions). Should this site be taken forward as an extension to Shorncote Quarry, it is anticipated that there would be no increase in the current traffic flow in the area.</p>

Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
<ul style="list-style-type: none"> — Footpath — Bridleway — Restricted Byway — Byway Open to All Traffic 	<p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p> 
Additional Comments	No Public Rights of Way are affected.

Sensitive Receptors	
Distance from nearest address point	Four Acres Caravan Park (less than 50m)
Distance from nearest settlement	Shorncote (less than 700m)

Aerodrome Safeguarding <i>(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))</i>	
Comments	The entire site lies within the safeguarding zone for RAF Fairford.
MoD comments	Please consult DIO Safeguarding on any building exceeding 91.4m; This also falls within the statutory Birdstrike zone our primary concern relates to the restoration of the quarry site.

Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))



Parcel A (Unworked 2003 MLP Preferred Area)

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	None
Nearby Strategic Nature Areas and Priority Habitats	Shorncote SNA Coastal & Floodplain Grazing Marsh, Reedbed
Nearby Protected & Priority Species	Water vole, otter, common toad, grass snake, great crested newt, viviparous lizard and bat species. Birds include reed bunting, green sandpiper, yellowhammer, lapwing, Cetti's warbler, sky lark, little plover, bittern, hobby, kingfisher, lesser redpoll, cuckoo, redwing, fieldfare, barn owl, quail, grey partridge, turtle dove, whimbrel, house sparrow and common crane.
Key Development Criteria	In respect of the General Development Criteria priority habitats plus protected and/or priority species have been recorded within 1km of the land. Small field with ditches and trees/hedges and needs to be seen in context of existing consented minerals area(s), i.e. parcel B. This area (parcel C) is therefore probably best restored to meadow/rough grassland. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.

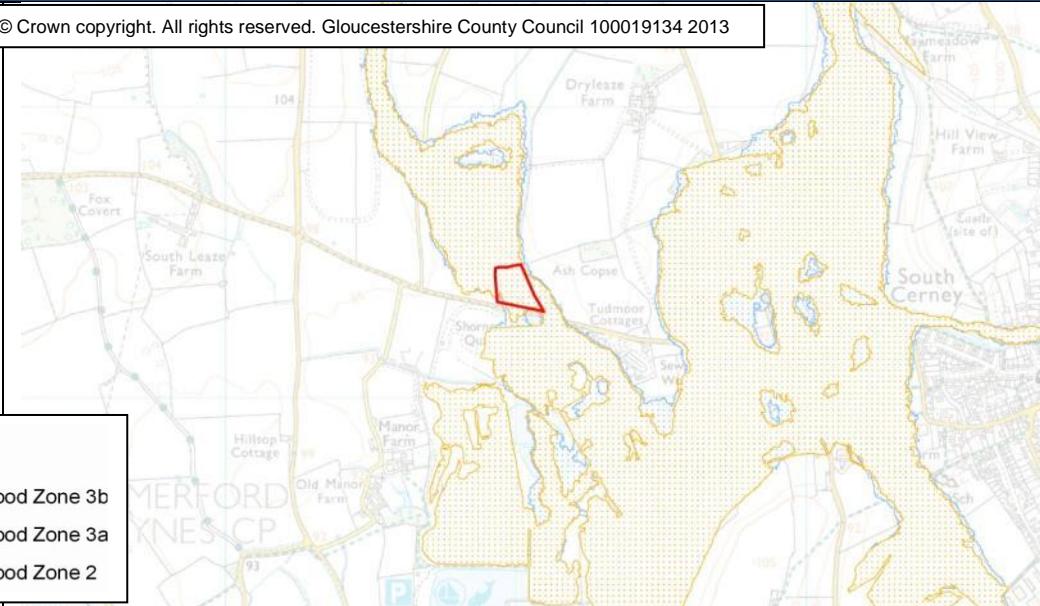
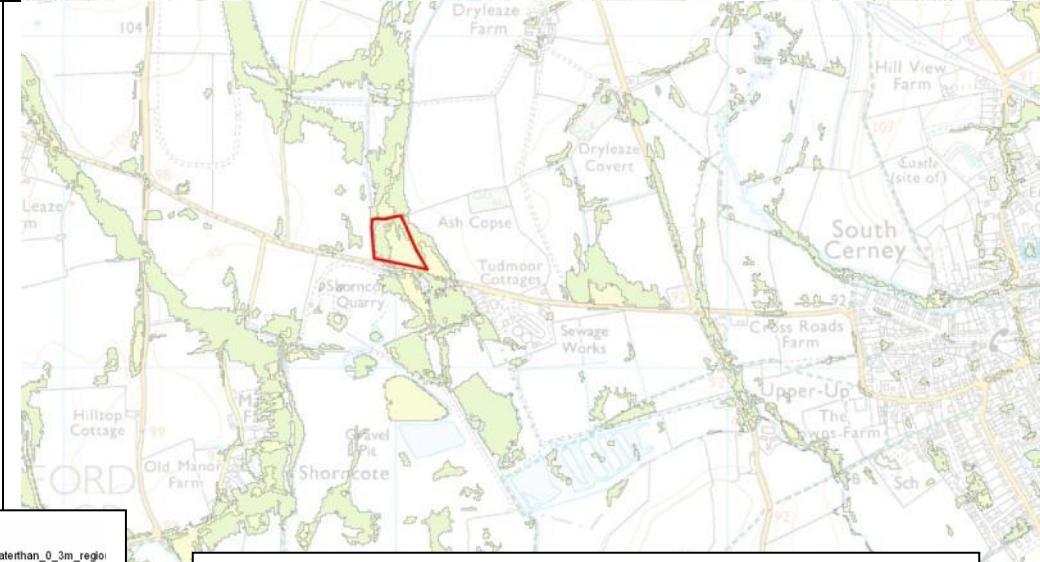
Parcel B (Existing Quarry)

Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Cotswold Water Park KWS, Siddington Canal KWS, Siddington Copse KWS, River Churn KWS, Cotswold Water Park Pits Local Wildlife Site (Wiltshire), Cokes Pit Local Nature Reserve
Nearby Strategic Nature Areas and Priority Habitats	Shorncote SNA Coastal & Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, Lowland Meadow, Reedbed
Nearby Protected & Priority Species	Bat species, common toad, great crested newt, grass snake, white letter hairstreak, otter, water vole, brown hare, harvest mouse, hedgehog, viviparous lizard, true fox sedge and red hemp-nettle. Birds including kingfisher, lapwing, little plover, reed bunting, yellowhammer, house sparrow, barn owl, bittern, skylark, grey

	partridge, whimbrel, greenshank, Cetti's warbler, green sandpiper, lesser redpoll, redwing, fieldfare, turtle dove, hobby, cuckoo, quail, yellow wagtail and whooper swan.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Cotswold Water Park KWS, Siddington Canal KWS, Siddington Copse KWS, River Churn KWS, Cotswold Water Park Pits Local Wildlife Site (Wilts), Cokes Pit Local Nature Reserve are confirmed as adjacent and within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This is already an existing minerals area with good gain for biodiversity consented through the current restoration plan(s) which will make a contribution to the Shorncote SNA.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There are no constraints within the stated boundary Shorncote Quarry/RIGs No. 16 lies within 250m south of the boundary of A. (Upper Thames 1 st Terrace gravels/sands, rarely exposed for long. Potential educational value)
Key Development Criteria	If this area is worked, GGT would like to be consulted about potential conservation of a representative section of the above deposits, if those at the main quarry are no longer visible.

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Previous advice which is still valid, or any changed circumstances.	Advice given in 1998 in connection with the previous Minerals Local Plan identified numerous archaeological sites across the whole of this site, and set out the need for assessment/evaluation and subsequent mitigation. Advice has been given on applications for mineral extraction on the adjacent land, including the need for assessment/evaluation, and subsequent mitigation.
Nearby heritage assets	No designated or undesignated heritage assets are known to be present in Area A. Mitigation (by excavation) is currently in progress on the adjacent land in advance of mineral extraction revealing early prehistoric, later prehistoric and Roman activity and settlement.
The site distance from any historic feature set out above.	The site is adjacent to extensive remains of archaeological sites of prehistoric and Roman date, many of which have now been excavated in advance of mineral extraction.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type D1r: riverine pasture
Mitigation	Assessment and evaluation were carried out in 2002 and some undated archaeological features were found. These are likely to be of similar character to features on the adjacent land.
Key Development Criteria	An agreed mitigation strategy to cover: 1) Archaeological recording of identified assets to an appropriate level.

Water-related issues	
Flood risk	<p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>  <p>Legend</p> <ul style="list-style-type: none"> SFRA3 Flood Zone 3b SFRA3 Flood Zone 3a SFRA3 Flood Zone 2
Locally agreed surface water	 <p>Legend</p> <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_1-0_3m_region <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
2003 MLP hydrological comments	<p>Investigations by the Environment Agency suggest that there could be an area of floodplain associated with the watercourse passing through the site which will require further investigation and protection. Ground and surface water monitoring schemes must be carried out at least two years prior to proposed extraction working (and afteruse) must endure no flood risk to adjoining land or settlements.</p> <p>N.B. These comments relate to an area which was much greater in extent to that being considered in this process.</p>
Contaminated Land	<p>There are no landfills listed on the Environment Agency's Historic Landfill GIS layer within parcel A or 250m of boundary. However there may have been some inert material imported into neighbouring Shorncote Quarry for restoration purposes.</p>
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Significant risk of surface water within the whole of the site.
Surrounding area SW flood risk (using Locally Agreed Surface Water Information)	Significant risk of surface water flows within the existing quarries.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	25>50%
Records of flooding (GCC's Flood Data Register)	The Cerney Wick Brook flows through the site, and

	then through South Cerney where known fluvial and sewer flooding issues exists. The sewer flooding is exacerbate by high river flows and high groundwater levels.
Any other known issues	n/a
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	Cerney Wick: Ordinary Watercourse.
Consenting authority under section 23 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	Cerney Wick: Poor Due to: Poor overall biological quality - Poor fish
GW Vulnerability Zone	The majority overlies a Secondary A aquifer.
GW quantitative quality	Good
GW source protection zone	Fully within the SPZ2 – Outer protection zone
Ecological status of lake(s) within the proposed site catchment	No WFD data recorded for lakes

General Comments / Potential Development Criteria

There are doubts over the deliverability of the site, both due to landowner/operator interest and the small size of the site. Unless it was considered as a potential extension to the existing workings, it is likely that the small size of the site could make it uneconomical to work. If the site was operated as an extension to Shorncote and did not increase the existing annual output then it is unlikely that there would be highways issues, but a transport assessment would still be required.

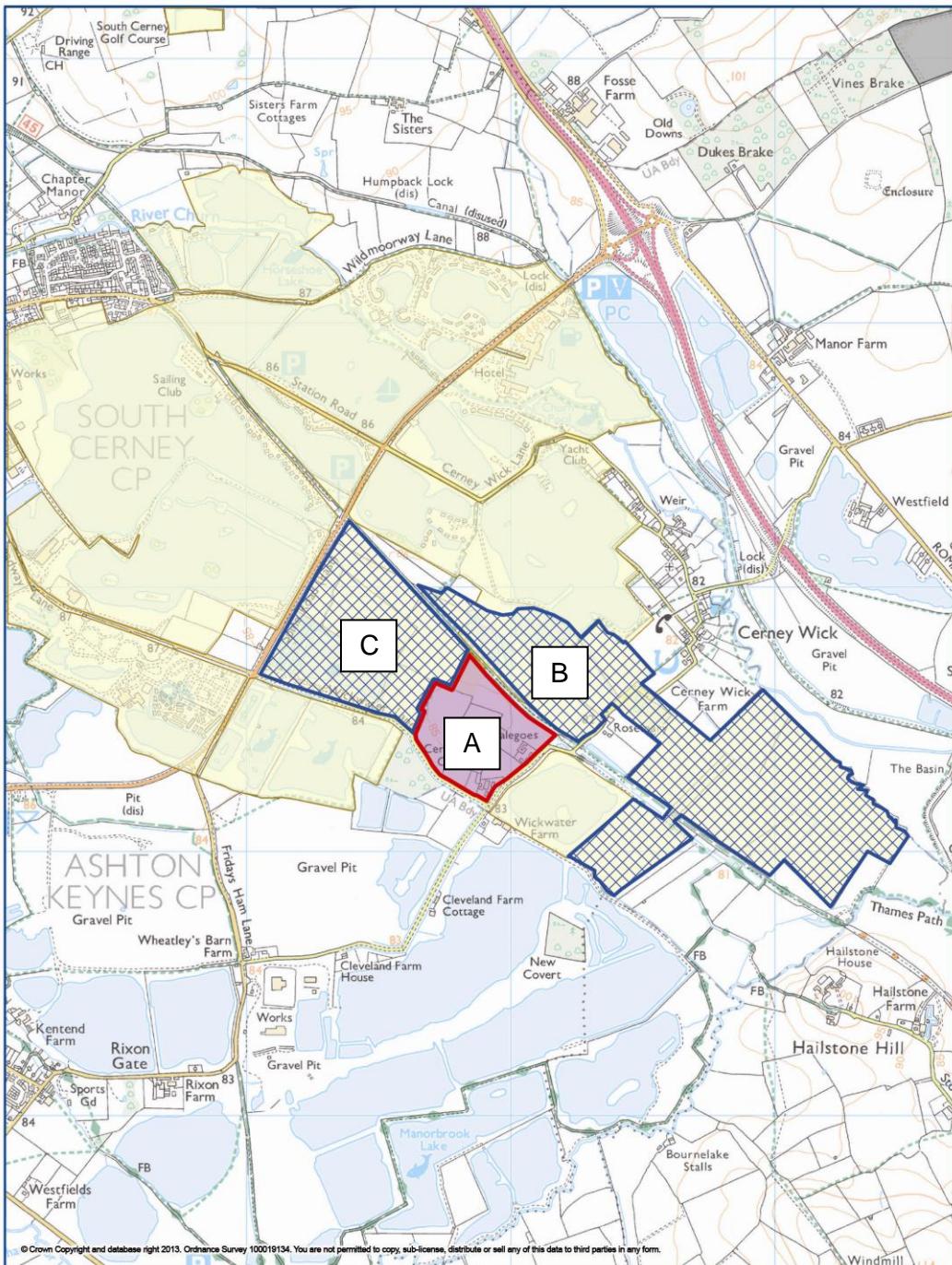
There could also be potential amenity impacts.

It is possible that there could be ecological, geodiversity and archaeological issues which would need assessing prior to permission/extraction.

There are flooding and hydrological issues which would need addressing through any planning application along with agricultural land quality. This could be a particular issue in regards to restoration given that the site lies within the statutory aerodrome safeguarding zone.

Site Maps and Images

Site Map



Potential Site Allocations

Historic Permission

Existing Quarry

Out of County

1000 yards
1000 metres

 Gloucestershire
COUNTY COUNCIL

 MW030_03

Site Images

*Locational Information*

Site Details			
Site Description	The site is relatively flat farmland with mature hedgerows and trees.		
Planning History	The site was allocated in the former minerals local plan. The surrounding parcels of land have been permitted for mineral extraction, but there is no known planning history for the site itself.		
District	Cotswold		
Parish	South Cerney		
Easting	406859	Northing	195444
Approximate Site Area (to nearest half hectare)	16		
Type of Mineral	Sand and gravel		
Estimated Yield	The yield was estimated in the former local plan as 0.5 million tonnes (depending upon the outcome of hydrological investigations).		
Reasons for inclusion & deliverability related to landownership / operator interest.	Unworked preferred area from former minerals local plan. The mineral operator of Cerney Wick and Oaktree fields is not currently planning to pursue the preferred area and has actually sold off part of the site. The operator also questions whether the mineral resource potential is much more limited than previously considered.		

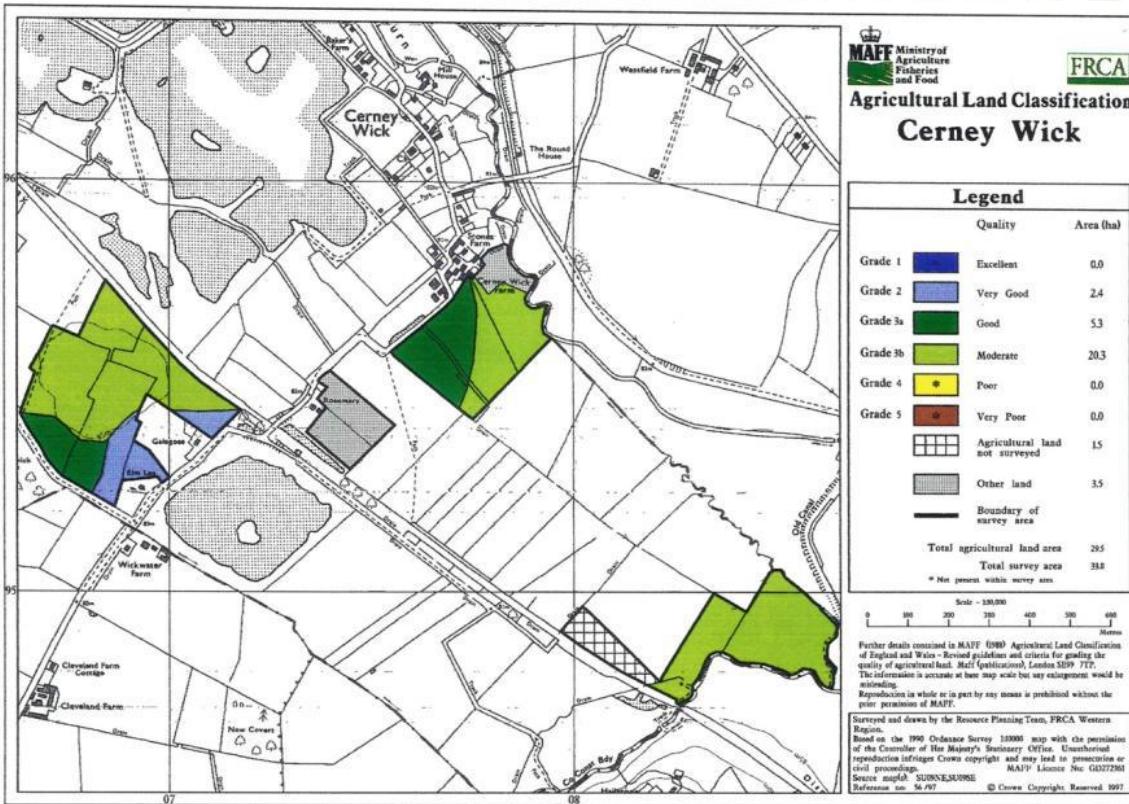
Site Assessment Factors/Criteria for Consideration

Landscape	
Landscape Character – National	Upper Thames Clay Vales
Landscape Character – County	River Basin Lowland
Landscape Character – Local	Somerford Keynes
AONB	The site does not lie within the AONB.

Green Belt	
Comments	The site does not fall within the Gloucester/Cheltenham green belt.

Soil Quality (Agricultural Land Classification)

The plan below was provided by MAFF (now DEFRA) to support the former Minerals Local Plan c. 1997.



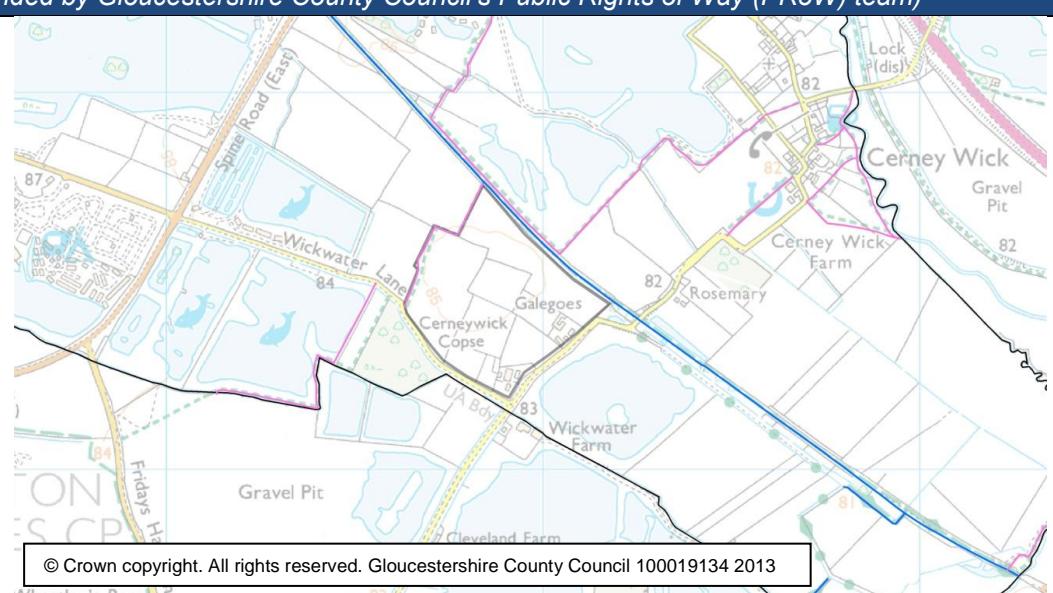
Highways

The most recent application at Cerney Wick Farm (06/0003/CWFUL to vary conditions) raised no highways objections (subject to the attachment of conditions). Minerals from the nearby Oaktree Fields site are also planned to be processed at the Cerney Wick Farm site. Therefore it is likely that the preferred area could be also be worked as an extension to the Cerney Wick Farm site with no change to overall output from the site. Although access and infrastructure arrangements are approved for the existing permission, however, a transport assessment would still be required.

Public Rights of Way

(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)

- Footpath
- Bridleway
- Restricted Byway
- Byway Open to All Traffic



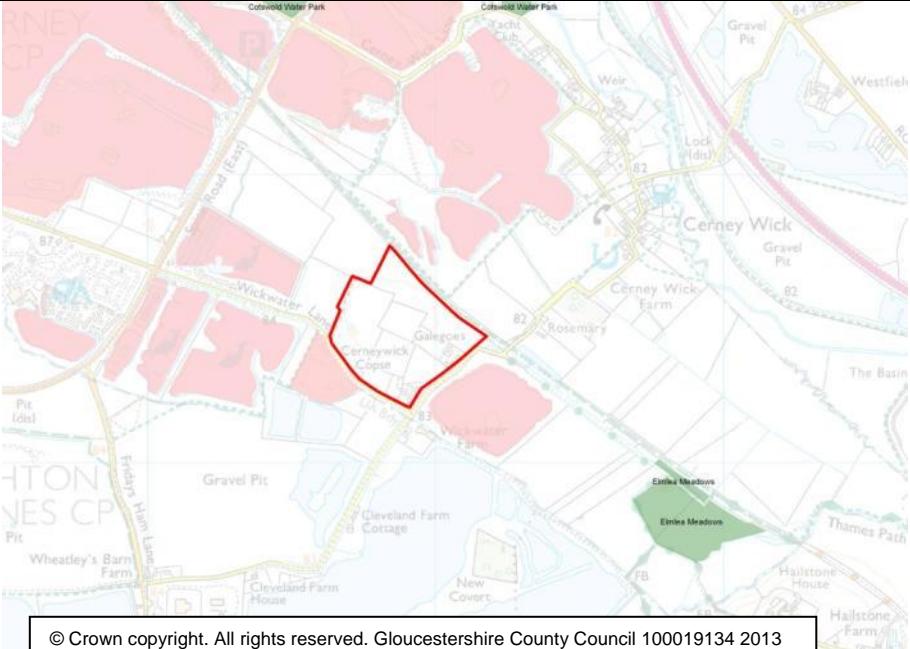
Comments

The paths affected are BSC 25/1, 26/1 outlined on Parcels A, B & C. Diversions of these paths would be necessary. Mineral developments could well offer

	opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.
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Sensitive Receptors	
Distance from nearest address point	There are two properties within the site boundary.
Distance from nearest settlement	Cerney Wick (approx 600m)

Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The site lies within the safeguarding zone for RAF Fairford.
MoD comments	Please consult DIO Safeguarding on any building exceeding 91.4m; This also falls within the statutory Birdstrike zone our primary concern relates to the restoration of the quarry site.

Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
<p>SSSI Site of Special Scientific Interest</p> <p>Key Wildlife Site - area</p> <p>Ramsar Site</p> <p>SAC Site</p> <p>SPA Site</p>	 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>

Parcel A (Unworked 2003 MLP Preferred Area)	
Overall Comment	Overall impact on biodiversity is potentially negative or uncertain
Nearby Internationally & Nationally Designated Sites	North Meadow & Clattinger Farm SAC North Meadow SSSI/National Nature Reserve, Elmlea Meadows SSSI, Cotswold Water Park SSSI
Nearby Locally Designated Sites	Cerney Wick Copse KWS, Cotswold Water Park KWS, Cerney Wick Meadow KWS
Nearby Strategic Nature Areas and Priority Habitats	Cleveland Lakes SNA Coastal & Floodplain Grazing Marsh, Standing Open Water, Lowland Meadow, Lowland Fens, River
Nearby Protected & Priority Species	Bat species, polecat, badger, brown hare, otter, water vole, hedgehog, harvest mouse, great crested newt, common toad, grass snake, cinnabar moth, barberry carpet moth, grizzled skipper, brown hairstreak, wall and tubular water dropwort. Birds include yellow wagtail, redwing, fieldfare, skylark, Cetti's warbler, cuckoo, reed bunting, hobby, lapwing, green sandpiper, curlew, cuckoo, hobby, yellowhammer, kingfisher, tree pipit, turtle dove, lesser redpoll, spotted flycatcher, barn owl, little plover, little tern, whimbrel, greenshank, green sandpiper and bittern.
Key Development Criteria	In respect of the General Development Criteria the presence of North Meadow & Clattinger Farm SAC, North Meadow SSSI/NNR, Elmlea Meadows SSSI and Cotswold Water Park SSSI are confirmed as nearby plus Cerney Wick Copse KWS, Cotswold Water Park KWS and Cerney Wick Meadow KWS as adjacent and within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on,

	<p>adjacent and within 1km of the land.</p> <p>Species-rich semi-improved neutral grassland is present on this land and there is a good species-rich hedge on the western side of site. It is also adjacent to disused railway line/track which is a good wildlife corridor. Conserving and enhancing biodiversity within Cleveland Lakes SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site.</p> <p>Subject to the observations of statutory advisors a significant effect on North Meadow SAC/SSSI and Elmlea Meadows SSSI is unlikely but as a precaution any development upon this land must be assessed for any such impacts at the planning application stage. In respect of the General Development Criteria for HRA any development proposal will need to be screened to see if an AA is required as there may be a likely significant effect on North Meadow & Clattinger Farm SAC either alone or in combination with other plans or projects.</p>
Parcel B ("Cerney Wick" Permission Area)	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	North Meadow & Clattinger Farm SAC North Meadow SSSI/National Nature Reserve, Elmlea Meadows SSSI, Cotswold Water Park SSSI
Nearby Locally Designated Sites	Cotswold Water Park KWS, Cotswold Water Park Pits Local Wildlife Site (Wilts), Cerney Wick Copse KWS, Cerney Wick Meadow KWS
Nearby Strategic Nature Areas and Priority Habitats	River Churn Corridor SNA, Cleveland Lakes SNA Lowland Meadow, Coastal & Floodplain Grazing Marsh, Standing Open Water, River
Nearby Protected & Priority Species	Bat species, great crested newt, common toad, grass snake, polecat, hedgehog, water vole, brown hare, harvest mouse, badger and otter. Birds include green sandpiper, reed bunting, redwing, fieldfare, lapwing, Cetti's warbler, curlew, barn owl, yellow wagtail, lesser redpoll, skylark, hobby, yellowhammer, kingfisher, cuckoo, tree sparrow, little plover, whimbrel, spotted flycatcher, white fronted goose, tree pipit, whooper swan and greenshank. Tubular water dropwort, cinnabar moth, dot moth, marsh fritillary, wall and grizzled skipper.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of North Meadow & Clattinger Farm SAC, North Meadow SSSI/NNR, Elmlea Meadows SSSI & Cotswold Water Park SSSI are confirmed as adjacent and nearby plus Cotswold Water Park KWS, Cotswold Water Park Pits Local Wildlife Site (Wilts), Cerney Wick Copse KWS and Cerney Wick Meadow KWS as on, adjacent and within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This is already a consented minerals site which is subject to a S106 agreement that ensures no impact on North Meadow SSSI/SAC and Elmlea Meadows SSSI occurs as well as setting out principles for a restoration that will deliver biodiversity enhancement. Conserving and enhancing biodiversity within or next to Cleveland Lakes SNA and River Churn Corridor SNA are a relevant consideration in restoration and after-care schemes for minerals development associated with this site.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely (due to existing measures in place) but any new/revised development upon this land would need to be assessed for such impacts at the planning application stage.</p>
Parcel C ("Oak Tree Fields" Permission Area)	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	North Meadow & Clattinger Farm SAC North Meadow SSSI/National Nature Reserve, Elmlea Meadows SSSI, Cotswold Water Park SSSI, Wildmoorway Meadows SSSI
Nearby Locally Designated Sites	Cerney Wick Copse KWS, Cotswold Water Park KWS, Cotswold Water Park Pits Local Wildlife Site (Wilts)
Nearby Strategic Nature Areas and Priority Habitats	Cleveland SNA Standing Open Water, Coastal & Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland
Nearby Protected & Priority Species	Bat species, great crested newt, common toad, grass snake, otter, polecat, brown hare, badger, water vole, hedgehog and harvest mouse. Birds include reed bunting, fieldfare, redwing, green sandpiper, cuckoo, hobby, lapwing, kingfisher, Cetti's warbler, curlew, spotted flycatcher, skylark, yellowhammer, lesser redpoll, yellow wagtail, brambling, little plover, pintail, turtle dove, whooper swan, whimbrel, little tern, barn owl and house

	<p>sparrow. Cinnabar moth, barberry carpet, shaded broad-bar and blood-vein.</p>
Key Development Criteria	<p>In respect of the General Development Criteria the presence of North Meadow & Clattinger Farm SAC, North Meadow SSSI/NNR, Elmlea Meadows SSSI, Cotswold Water Park SSSI, & Wildmoorway Meadows SSSI are confirmed as adjacent and nearby plus Cerney Wick Copse KWS, Cotswold Water Park KWS & Cotswold Water Park Pits Local Wildlife Site (Wilts) as on, adjacent and within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This is a consented minerals site and conserving and enhancing biodiversity within or next to Cleveland Lakes SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any new/revised development upon this land should still be assessed for such impacts at the planning application stage.</p>

Geodiversity

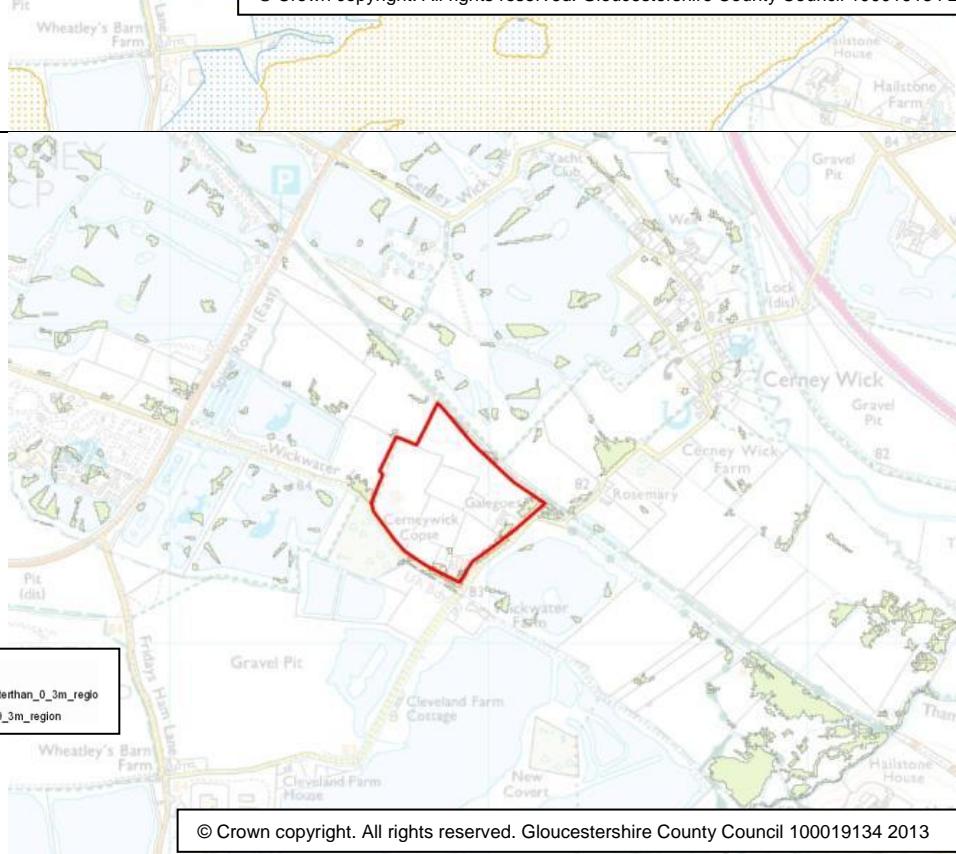
(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)

Comments	<p>There are no constraints within the stated boundary.</p> <p>There are no constraints within 250m of the stated boundary.</p>
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Archaeology and the Historic Environment

(Based on information provided by Gloucestershire County Council's Archaeology team)

Previous advice which is still valid, or any changed circumstances.	<p>Advice given in 1998 in connection with the previous Minerals Local Plan for a larger area encompassing the current site identified the linear earthworks of a field system known from aerial photographs, and set out the need for assessment/evaluation and subsequent mitigation.</p> <p>Advice has been given on the applications for extraction on the adjacent land, including the need for assessment evaluation and subsequent mitigation.</p>
Nearby heritage assets	No designated or undesignated heritage assets are recorded on the site. The undesignated buildings within the site are not recorded in the HER and therefore have not been assessed.
The site distance from any historic feature set out above.	The site is adjacent to extensive remains of archaeological sites of prehistoric and Roman date, many of which have now been excavated in advance of mineral extraction.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type A1D (southern half): Irregular enclosure reflecting former un-enclosed field patterns Type D1gA (northern half): Riverine pasture
Mitigation	It is anticipated that archaeological remains similar in character to those found in the areas of adjacent existing permissions will be found on this site. Assessment and evaluation are therefore required in order to determine the extent of the archaeological remains present and a mitigation strategy (preservation <i>in situ</i> and/or excavation). Undesignated buildings on the site should be included in the assessment.
Key Development Criteria	Pre-determination assessment/evaluation to an agreed brief. An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Archaeological recording of other identified assets to an appropriate level.

Water-related issues	
Flood risk	 <p>Legend</p> <ul style="list-style-type: none"> SFRA3 Flood Zone 3b SFRA3 Flood Zone 3a SFRA3 Flood Zone 2 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
Locally agreed surface water	 <p>Legend</p> <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_1-0_3m_region <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
2003 MLP hydrological comments	<p>The impact of mineral extraction on surface and ground water hydrology, particularly the water table regime will need to be fully evaluated. Potential mineral developers will need to liaise with the Environment Agency to ensure protection of the local aquatic ecosystem, in particular the stability of the hydrological regime. Pre-application monitoring (of at least two years duration) will be a pre-requisite of any studies of the relationship between ecology and hydrology. The disuses railway line which abuts the area forms a valuable tree-lined wildlife corridor worthy of preservation. In addition as this area is affected by the flood plain of the rivers Churn and Thames there must be no obstruction of flood flow routes or storage capacity. Further water courses must be retained in an undisturbed corridor agreed with the EA.</p>
Contaminated Land	<p>There are no landfills listed on the Environment Agency's Historic Landfill GIS layer within parcel A or 250m of its boundary.</p>
Gloucester Flood Authority Comments relating to Flooding	

The site's SW flood risk (using Locally Agreed Surface Water Information)	Low flood risk
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Low flood risk
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	>75%
Records of flooding (GCC's Flood Data Register)	The site is located in the lower catchment of the River Churn and Cerney Wick Brook. No records of flooding in the lower parts of each catchment, but known flood issues exists in the upper catchments.
Any other known issues	Within EA's historic flooding zone.
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	Cerney Wick: Ordinary Watercourse
Consenting authority under section 23 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	Cerney Wick: Poor Due to: Poor overall biological quality - Poor fish
GW Vulnerability Zone	The unworked Preferred Area mainly overlies a Secondary A aquifer, the centre overlies unproductive strata.
GW quantitative quality	Good
GW source protection zone	fully within the SPZ2 – Outer protection zone.
Ecological status of lake(s) within the proposed site catchment	Cotswolds Water Park Lake 12: Moderate Ecological quality.

General Comments / Potential Development Criteria

The mineral operator of Cerney Wick and Oaktree fields is not currently planning to pursue the preferred area and have actually sold off part of the site. The mineral operator has suggested that the mineral resource potential is much more limited than previously considered, therefore there could be questions over the deliverability.

A transport assessment would be required.

PRoW diversions would be required.

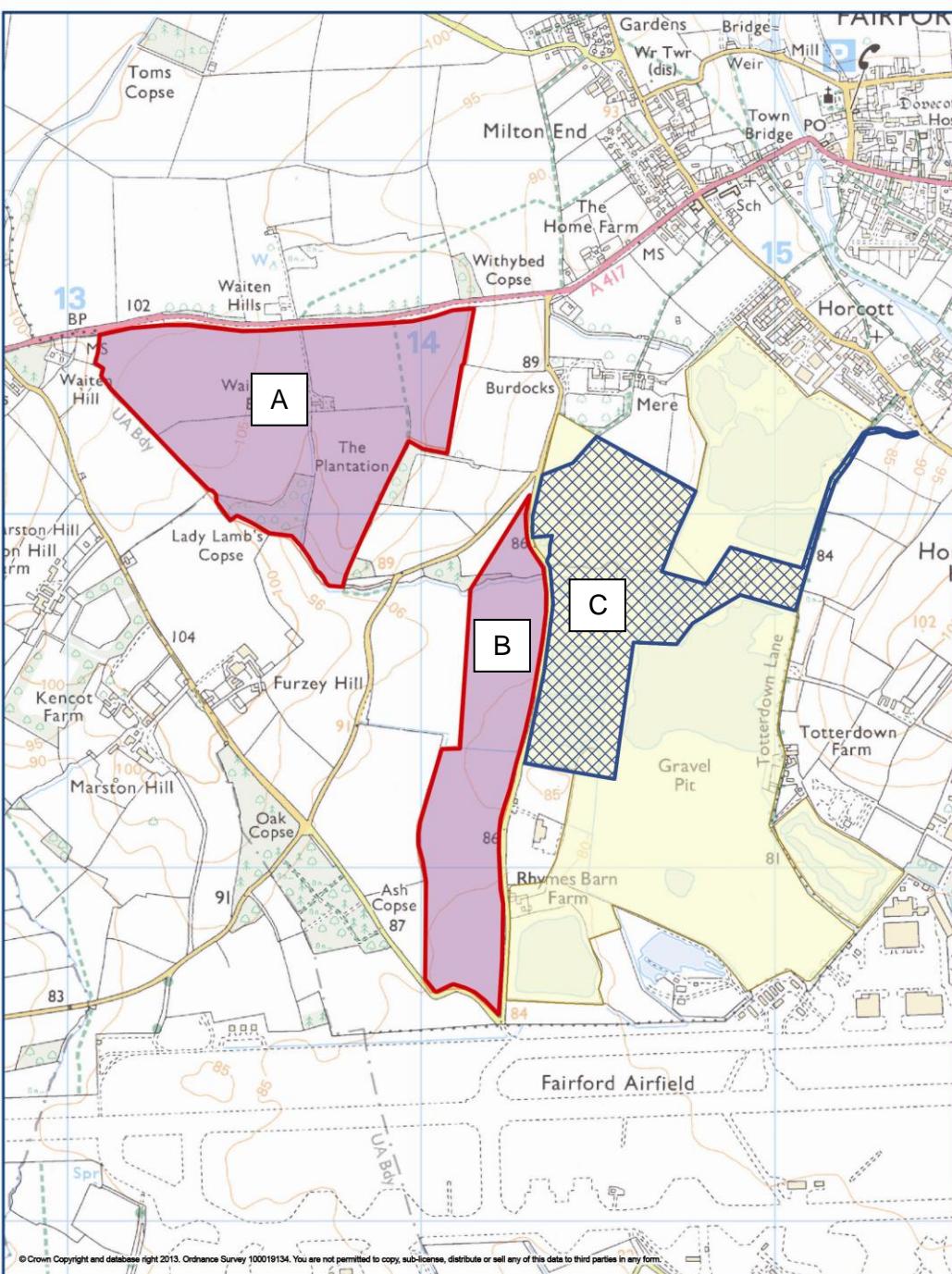
There are ecological issues which need considering, particularly in relation to North Meadow.

A strategy for archaeological assessment/preservation would need to be in place.

Consultation with the MoD would be required and restoration must need to take account of the birdstrike risk along with the agricultural land quality. There are flood/hydrological issues which also need to be mitigated and restoration proposals could be challenging in order prevent birdstrike without increasing floodrisk elsewhere.

Site Maps and Images

Site Map



Potential Site Allocations

Existing Quarry

Historic Permission

Out of County

800 yards
800 metres

Gloucestershire
COUNTY COUNCIL

N
MW030_04



Locational Information

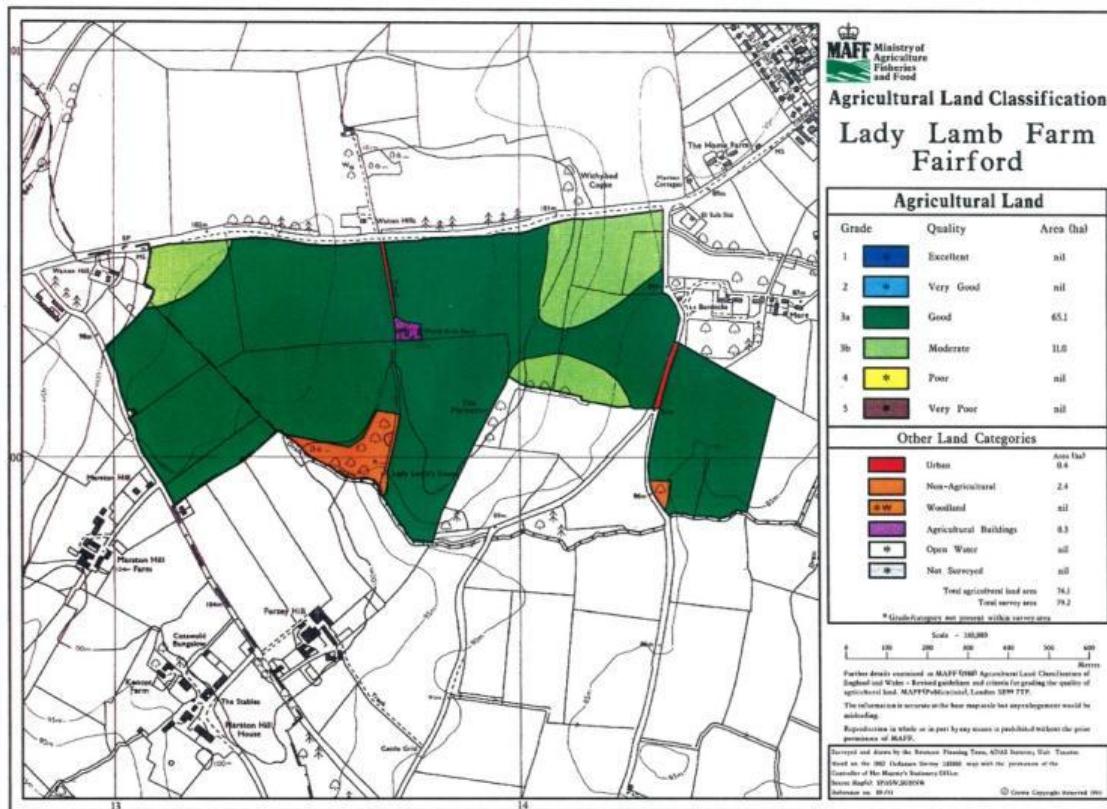
Site Details			
Site Description	The two parcels of land are both currently being used for agricultural purposes.		
Planning History	The two parcels are located near to RAF Fairford in the Cotswold Water Park. They were both allocated in the former minerals local plan and nearby parcels have been permitted for mineral extraction including one parcel that was also allocated in the MLP. There is no history of sand and gravel extraction on the actual two parcels. The two parcels were originally allocated as potential extensions to the nearby Horcott Quarry but this has now closed (working ceased in 2012) and is undergoing restoration.		
District	Cotswold		
Parish	Fairford		
Easting	A) 413602 B) 414207	Northing	A) 200292 B) 199382
Approximate Site Area (to nearest half hectare)	A) 48 B) 27.5		
Type of Mineral	Sand and gravel		
Estimated Yield	c. 2.6mt		
Reasons for inclusion & deliverability related to landownership / operator interest.	Both parcels were originally allocated in the MLP (2003) as potential extension areas to Horcott Quarry, but this has now closed and is in restoration. The owners of Lady Lamb Farm have still confirmed potential interest in the site going forward in the process. Neither parcel is being promoted by a mineral operator.		

Site Assessment Factors/Criteria for Consideration

Landscape	
Landscape Character – National	Upper Thames Clay Vales
Landscape Character – County	River Basin Lowland
Landscape Character – Local	Fairford and Lechlade
AONB	The site does not lie within the AONB.
Green Belt	
Comments	The site does not lie within the Gloucester/Cheltenham green belt.

Soil Quality (Agricultural Land Classification)

The plan below was provided by MAFF (now DEFRA) to support the former Minerals Local Plan c.1997.



Highways

The parcels were originally allocated in the MLP as potential extension areas to Horcott Quarry. The criteria in the MLP envisaged minerals being processed and accessed through the existing infrastructure at the quarry. One application was permitted within the preferred area for around over 400,000 tonnes. The quarry has subsequently closed (2012), placing doubt on the use of that access route. The roads leading to the parcels are potentially less suitable for HGV movements and therefore a potential limit for the parcels being worked alone must be established. A transport assessment would also be required.

The Highways Authority reviewed the site in 2013 and provided the following comments:

Site A has frontage onto the A417 which is identified in the Gloucestershire Advisory Freight Route Map, albeit that the route through Fairford Town would be unsuitable due to restricted widths and tight horizontal geometry. The demand of these workings would be likely to Swindon and the South, and via the A419. The route to this corridor is not obvious, and a Transport Assessment would be required to demonstrate the likely acceptable limited on output tonnage and mitigation required to ensure a safe and suitable access. **Site B** has limited access potential and would be from an unclassified road, with restricted widths, and horizontal geometry, and unlikely to be suitable for mineral extraction.

Public Rights of Way

(Based on information provided by Gloucestershire County Council's Public Rights of Way (PROW) team)

<ul style="list-style-type: none"> — Footpath — Bridleway — Restricted Byway — Byway Open to All Traffic 	<p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
Comments	The path affected is BFA 6/1 outlined in Parcel A. This is a well walked path. Mineral developments could well offer opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.

Sensitive Receptors

Distance from nearest address point	Parcel A – Lady Lamb Farm (within site boundary) Parcel B – Rhymes Yard and Rhymes Barn Farm (both less than 50m)
Distance from nearest settlement	Parcel A – Horcott, Fairford and Meysey Hampton are all less than 1km) Parcel B – Horcott (less than 800m)

Aerodrome Safeguarding

(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD)

Comments	The entire site falls within the safeguarding zone for RAF Fairford.
MoD comments	Please consult DIO Safeguarding on any building exceeding 15.2m; This site also falls within the technical Instrumental Landing System; please consult DIO Safeguarding we are interested in any buildings or structures of metallic or reflective cladding; This also falls within the statutory Birdstrike zone our primary concern relates to the restoration of the quarry site.

Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))

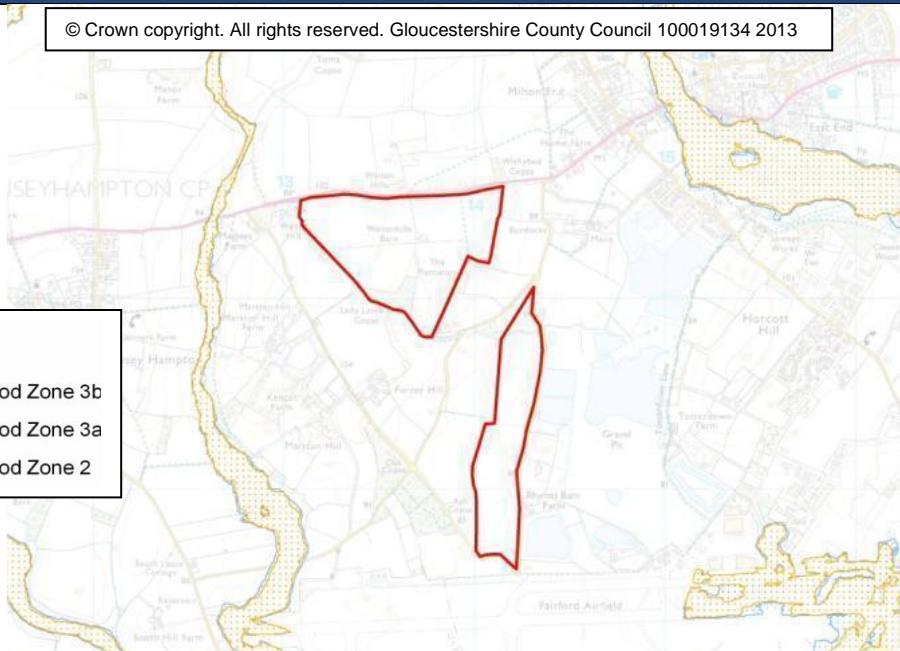
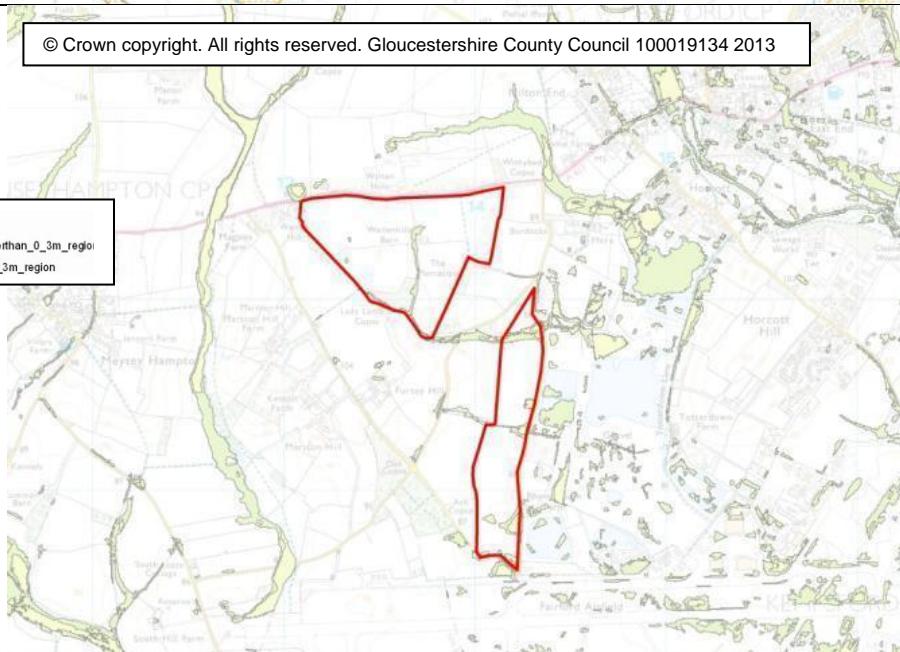
<ul style="list-style-type: none"> — SSSI Site of Special Scientific Interest — Key Wildlife Site - area — Ramsar Site — SAC Site — SPA Site 	<p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
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Parcel A (Unworked 2003 MLP Preferred Area)	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Cotswold Water Park KWS
Nearby Strategic Nature Areas and Priority Habitats	Bibury SNA Lowland Mixed Deciduous Woodland, Lowland Meadow
Nearby Protected & Priority Species	Brown hare, bat species, water vole, otter, little plover, lapwing, reed bunting, kingfisher, green sandpiper and hobby.
Key Development Criteria	In respect of the General Development Criteria the presence of Cotswold Water Park KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land. This is arable land with mainly defunct hedgerows but with a woodland copse in the southern area which will probably have some biodiversity interest. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.
Parcel B (Unworked 2003 MLP Preferred Area)	
Overall Comment	Overall impact on biodiversity is potentially neutral or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Cotswold Water Park KWS
Nearby Strategic Nature Areas and Priority Habitats	Lowland Meadow, Lowland Mixed Deciduous Woodland
Nearby Protected & Priority Species	Small heath butterfly, bat species, brown hare, otter and great crested newt. Birds include lapwing, little plover, turtle dove, cuckoo, reed bunting, hobby, green sandpiper, barn owl, kingfisher, skylark and yellowhammer.
Key Development Criteria	In respect of the General Development Criteria the presence of Cotswold Water Park KWS is confirmed within 1km of the land. Priority habitats plus protected and/or priority species have been recorded adjacent and within 1km of the land. This long thin strip of land next to a consented minerals area has very limited interest and is arable land with a few defunct hedgerows. Being next to a minerals site that has been enhanced for biodiversity this would make a useful addition if a restoration scheme to benefit wildlife were delivered here too. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.
Parcel C ("Recently Closed "Horcott" Quarry")	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Cotswold Water Park KWS
Nearby Strategic Nature Areas and Priority Habitats	Coln Corridor SNA Lowland Mixed Deciduous Woodland, Coastal & Floodplain Grazing Marsh, Reedbed
Nearby Protected & Priority Species	Little plover, lapwing, reed bunting, cuckoo, hobby, green sandpiper, barn owl, kingfisher, turtle dove and skylark. Bat species, water vole, otter, common toad, grass snake and great crested newt

Key Development Criteria	<p>In respect of the General Development Criteria the presence of Cotswold Water Park KWS is confirmed as adjacent to the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This is already a consented minerals area with good gain for biodiversity being delivered through agreed restoration plans. Conserving and enhancing biodiversity within or next to Coln Corridor SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site.</p> <p>Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>
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Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	<p>There are no constraints within the stated boundary.</p> <p>There are no constraints within 250m of the stated boundary.</p>

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Previous advice which is still valid, or any changed circumstances.	<p>Advice given in 1998 for the previous Minerals Local Plan for both Area A and B identified numerous archaeological sites ranging in date from early prehistoric to Anglo-Saxon. The number of sites, their date range and therefore the intensity of the use of the area, led to it being characterised as of 'high archaeological potential' with some areas possibly meriting designation.</p> <p>Advice has been given on applications for extraction on adjacent land to the east, including recommendations for assessment/evaluation and mitigation.</p>
Nearby heritage assets	<p>Area A: No designated heritage assets are recorded on the site. An evaluation undertaken in 1993 identified a range of significant archaeological sites of Neolithic, Bronze Age, Iron Age, Roman and Anglo-Saxon date. Undesignated buildings present on the site e.g. at Lady Lamb Farm are not recorded in the HER and have not been assessed.</p> <p>Area B: No designated heritage assets are recorded on the site. Archaeological sites known from aerial photographs are extensive across this site and include ring ditches (probably Bronze Age burial sites) and enclosures (probably later prehistoric and Roman settlements).</p>
The site distance from any historic feature set out above.	The site is adjacent to other extensive remains of archaeological sites of prehistoric and Roman date, some of which have now been excavated in advance of mineral extraction.
Gloucestershire Historic Landscape Characterisation (HLC) status.	<p>Area A: A4p Less regular organised enclosure partly reflecting former un-enclosed cultivation patterns</p> <p>Area B: A4p Less regular organised enclosure partly reflecting former un-enclosed cultivation patterns</p>
Mitigation	<p>Area A: the extent and results of the 1993 evaluation need to be reviewed in order to confirm that the extent of the work is adequate, and to re-assess the significance of the results in the light of current knowledge. The significance of some of the archaeological sites identified may merit preservation.</p> <p>Area B: Assessment and evaluation are required in order to determine the extent of the archaeological remains present and a mitigation strategy (preservation <i>in situ</i> and/or excavation). Given the extent and potential significance of the features present it is recommended that this is undertaken as soon as possible.</p>
Key Development Criteria	<p>Pre-determination assessment/evaluation to an agreed brief.</p> <p>An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Archaeological recording of other identified assets to an appropriate level.</p>

Water-related issues	
Flood risk	 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p> <p>Legend</p> <ul style="list-style-type: none"> SFRA3 Flood Zone 3b SFRA3 Flood Zone 3a SFRA3 Flood Zone 2
Locally agreed surface water	 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p> <p>Legend</p> <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_1-0_3m_region
2003 MLP hydrological comments	<p>An ordinary watercourse runs west to east along the southern boundary of the two areas, but through the northern tip of the long thin area. This watercourse follows a greatly meandering route within a strongly wooded corridor along the entire length. This linear habitat needs to be preserved with an appropriate buffer strip.</p> <p>N.B. These comments relate to an area which was much greater in extent to that being considered in this process.</p>
Contaminated Land	<p>There are no landfills listed on the Environment Agency's Historic Landfill GIS layer within the two parcels. However there is a landfill listed adjacent to the southern boundary of parcel B and another very small one adjacent to its northern boundary. The southern one (known as RAF Fairford makes reference to Excavation and Sewage Sludge Cake indicates a planning permission dated to 1977)</p>
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	<p>Low flood risk to Horcott / Lady Lamb Farm site A. However, modelling suggests minor flood risk in the northern and southern parts of Horcott/Lady Lamb Farm site B.</p>
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	<p>Modelling demonstrates moderate surface water risk exists in Fairford</p>

Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	25>75%
Records of flooding (GCC's Flood Data Register)	Site is located within the River Coln catchment. The river flows through the village of Fairford, and Whelford. Both locations have records of flooding: Fairford -92 fluvial flooding from the River Coln, highway and overland flow Whelford – 36 overland flow.
Any other known issues	Flood alleviation scheme is currently underway to reduce flood risk to Fairford
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	Un-named drainage ditches flow through both sites.
Consenting authority under section 23 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	Dudgrove: Good Marston Meysey brook: Good
GW Vulnerability Zone	A significant proportion of both parcels overlie a Secondary A parcel. The remainder overlies unproductive strata. It is likely that the resources at Lady Lamb Farm are above ground water and could be largely dry workings.
GW quantitative quality	Good
GW source protection zone	Within the SPZ1 – Inner protection zone.
Ecological status of lake(s) within the proposed site catchment	No known lakes

General Comments / Potential Development Criteria

The owners of Lady Lamb Farm have still confirmed potential interest in the site going forward in the process. Neither parcel is being promoted by a mineral operator. The parcels were originally allocated in the MLP (2003) as potential extension areas to Horcott Quarry, but this has now closed and is in restoration. Therefore there is a question over deliverability as there does not appear to be any mineral operator interest in either parcel.

If the parcels were to be worked in isolation, the suitability of the highways and a potential limit must be established. This will be a key issue as to whether the parcels of land can operate as stand-alone operations.

Public Rights of Way could be affected on Parcel A.

Ecology and biodiversity issues must be assessed.

There is a chance that there will be some significant archaeology on the site and a strategy for this must be established.

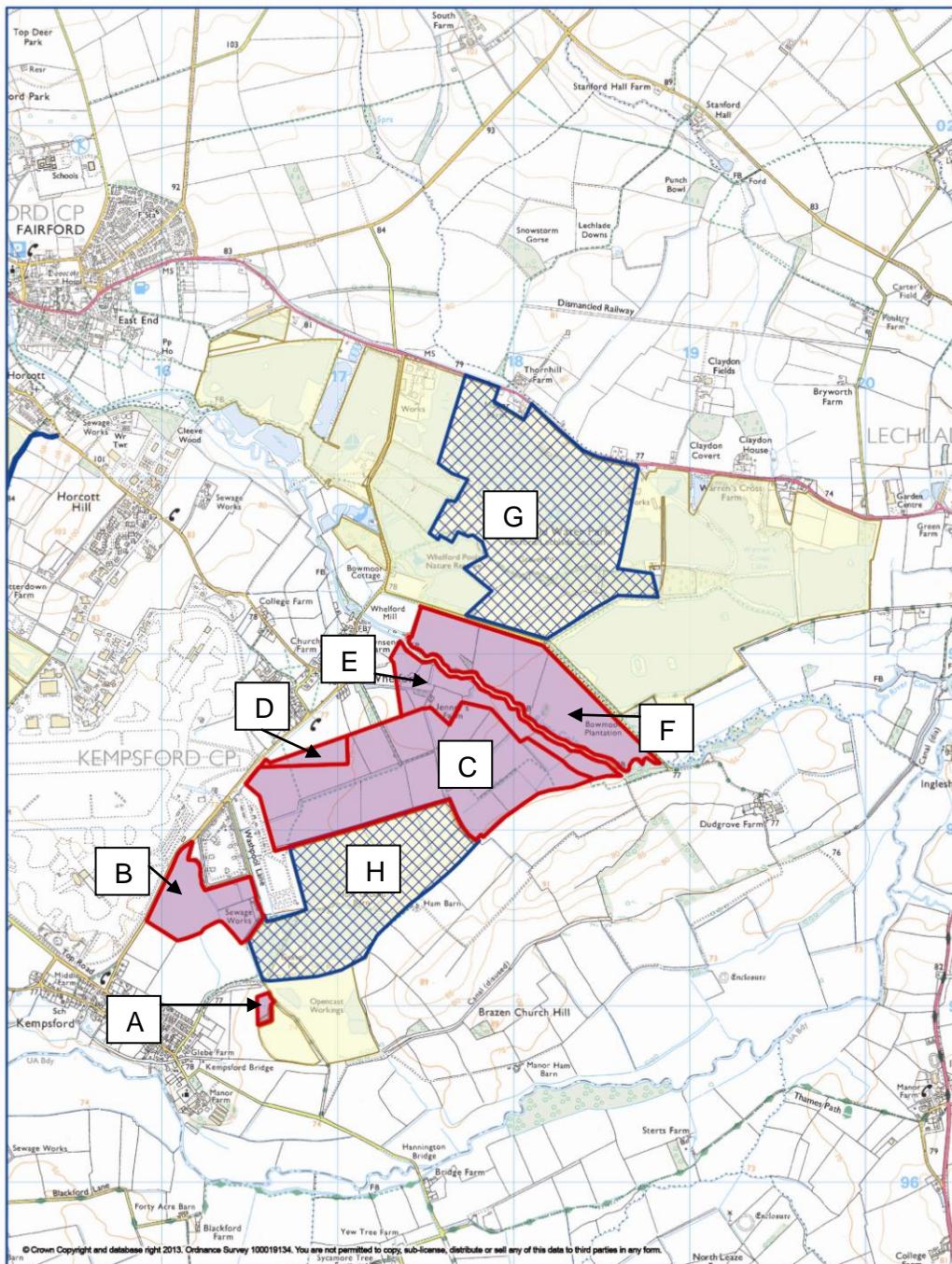
There is a large percentage of known best and most versatile agricultural land to be considered.

The MoD must be consulted in regards to both birdstrike and instrument landing - birdstrike mitigation is essential for restoration purposes.

There could be hydrological issues which may need assessing, particularly in association with the restoration proposals.

Site Maps and Images

Site Map



■ Potential Site Allocations

■ Existing Quarry

■ Historic Permission

■ Out of County

1500 yards
1500 metres

 Gloucestershire
COUNTY COUNCIL


MW030_01

Site Images





Locational Information

Site Details

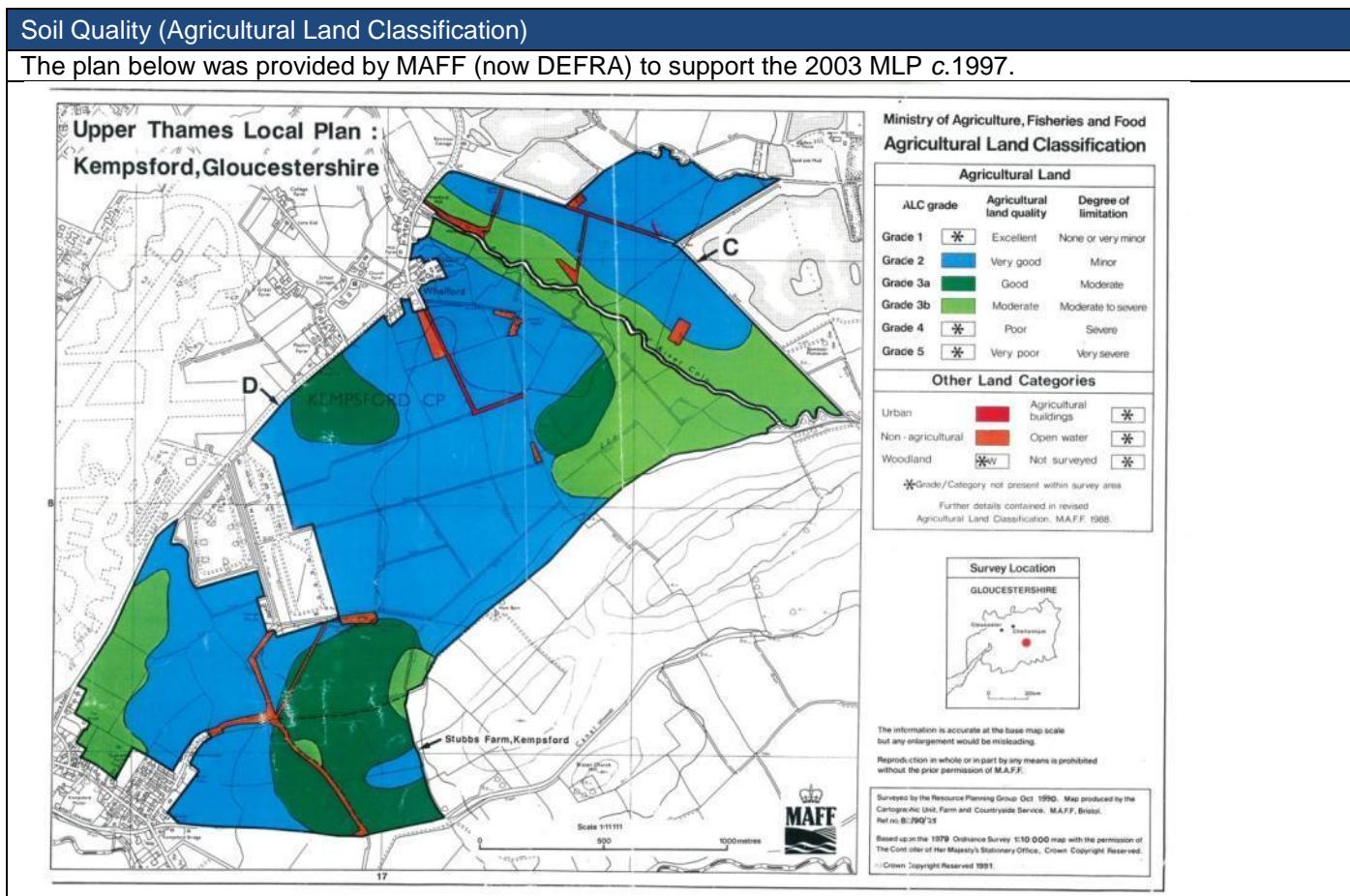
Site Description <p>The majority of the proposed areas outlined above could be worked as potential extension to the existing Manor Farm Quarry site (picture 5) which is located adjacent to RAF Fairford and accessed via Washpool Lane. Area A is a small area which was adjacent to the former Stubbs Farm Quarry (now in restoration). It is a relatively small parcel of agricultural land. Area B is located the opposite side of Washpool Lane to Manor Farm and is currently used for agricultural purposes. Area C is the area which the operator of Manor Farm has proposed as a preferred extension area. It consists of relatively flat arable land with some mature hedgerows and drainage ditches (pictures 2, 3, 7, 8). There is an old barn within the area (Picture 9), but the applicant has indicated it would be excluded from the forthcoming application. The applicant has also indicated that the mature black poplars (picture 1) would be retained as part of the same application. Area D (picture 6) is currently leased to the MOD, it is a relatively flat arable field and contains landing lights used in association with the runway at RAF Fairford. Area E consists of predominantly pastureland and is separated from Area F by the River Coln (picture 4). Nearby uses include a converted barn now used as a wedding venue (picture 10). Area F consists of a mixture of agricultural land and planted woodland north of the River Coln. It was part of the Preferred Area for Kempsford/Whelford in the adopted MLP (2003) and was envisaged as a possible extension to the mineral workings in the north.</p>	Planning History <p>There is no minerals related planning history on the areas, therefore they are all currently unpermitted. Area C has been subject to an EIA scoping opinion and the subsequent planning application was submitted in early 2014. However all of the areas were previously allocated as a larger Preferred Area (Kempsford/Whelford) within the 2003 adopted Gloucestershire Minerals Local Plan.</p>																																										
District <p>Cotswold District</p>																																											
Parish <p>Kempsford</p>																																											
Easting <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Parcel A</td> <td style="width: 33%;">416581</td> <td style="width: 33%;">Northing</td> <td style="width: 33%;">Parcel A</td> <td style="width: 33%;">197021</td> </tr> <tr> <td>Parcel B</td> <td>416187</td> <td></td> <td>Parcel B</td> <td>197612</td> </tr> <tr> <td>Parcel C</td> <td>417428</td> <td></td> <td>Parcel C</td> <td>198387</td> </tr> <tr> <td>Parcel D</td> <td>416897</td> <td></td> <td>Parcel D</td> <td>198435</td> </tr> <tr> <td>Parcel E</td> <td>417559</td> <td></td> <td>Parcel E</td> <td>198811</td> </tr> <tr> <td>Parcel F</td> <td>418090</td> <td></td> <td>Parcel F</td> <td>198853</td> </tr> </table>	Parcel A	416581	Northing	Parcel A	197021	Parcel B	416187		Parcel B	197612	Parcel C	417428		Parcel C	198387	Parcel D	416897		Parcel D	198435	Parcel E	417559		Parcel E	198811	Parcel F	418090		Parcel F	198853	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Parcel A</td> <td style="width: 33%;">1</td> </tr> <tr> <td>Parcel B</td> <td>19</td> </tr> <tr> <td>Parcel C</td> <td>85.5</td> </tr> <tr> <td>Parcel D</td> <td>4</td> </tr> <tr> <td>Parcel E</td> <td>20.5</td> </tr> <tr> <td>Parcel F</td> <td>44</td> </tr> </table>	Parcel A	1	Parcel B	19	Parcel C	85.5	Parcel D	4	Parcel E	20.5	Parcel F	44
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Approximate Site Area (to nearest half hectare)																																											
Type of Mineral <p>Sand and Gravel</p>																																											
Estimated Yield <p>Parcel A - unknown Parcel B - unknown Parcel C 3.2 million tonnes</p>																																											

	Parcel D - unknown Parcel E - unknown Parcel F – unknown Total area up to 6 million tonnes (including parcel C) as estimated in the 2003 adopted MLP.
Reasons for inclusion & deliverability related to landownership / operator interest.	Parcel A Residual unworked preferred area from MLP Parcel B Residual unworked preferred area from MLP. However there has been no landowner or operator interest in taking the site forward through the next stages of the MLP process. Parcel C Residual unworked preferred area from MLP and submitted by operator through call for sites process, this would potentially form an extension to the existing workings (Area H) at Manor Farm and be accessed via Washpool Lane. Parcel D Residual unworked preferred area from MLP Parcel E Residual unworked preferred area from MLP Parcel F Residual unworked preferred area from MLP (with confirmed interest from the property agents representing the landowner). However, the operator to the north (Area G) is no longer interested in potentially extending into this site.

Site Assessment Factors/Criteria for Consideration

Landscape	
Landscape Character – National	Upper Thames Clay Vales
Landscape Character – County	River Basin Lowland
Landscape Character – Local	Fairford and Lechlade
AONB	The site does not lie within the AONB.

Green Belt	
Comments	The site does not lie within the Gloucester/Cheltenham green belt.



Highways	
Based on comments made to application 13/0014/CWMAJM	The most recent application at the Manor Farm site was to allow importation from Cleveland Farm in Wiltshire with no overall change to output limits of approx 200,000 tpa from the quarry. The Highways Authority made no objection to this application. It is also worth noting that in recent years a second quarry (Stubbs Farm) was also operating out of Washpool Lane and movements were accommodated within the highways network. This quarry has since closed but is still being restored through the importation of inert materials. Therefore there is established access and infrastructure in place which could enable these potential resources to be worked. This also includes access and plant through Parcel G.

Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
<ul style="list-style-type: none"> — Footpath — Bridleway — Restricted Byway — Byway Open to All Traffic 	<p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>

Comments	Paths affected are BFA/37/1, BKD 19/1, 19/2, 27/1, 28/1, 34/1, 34/2 outlined on Parcels C & G. Diversions of these paths would be necessary. This is a very sensitive area in terms of rights of way in the light of the Bowmoor developments whereby there have been the temporary closure of some paths to allow development of lakeside properties. Mineral developments could well offer opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.
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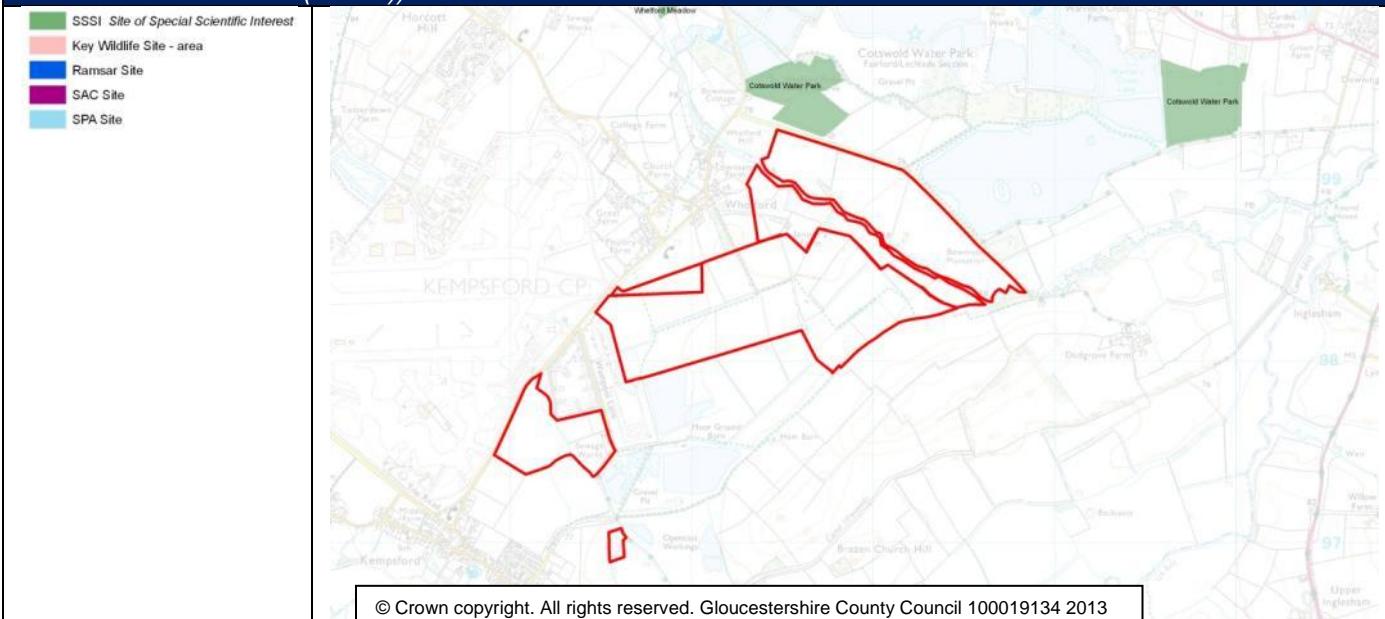
Sensitive Receptors	
Distance from nearest address point	Parcel A – 42 Ham Lane (approx 300m) Parcel B – 20 Whelford Road (less than 300m) Parcel C – Queens Cottage (less than 200m) Parcel D – Queens Cottage (approx 125m) Parcel E – Watersmeet (less than 100m) Parcel F – Watersmeet (less than 100m)
Distance from nearest settlement	Parcel A – Kempsford (approx 300m at nearest point) Parcel B – Kempsford (less than 300m at nearest point) Parcel C – Whelford (less than 200m at nearest point) Parcel D – Whelford (less than 125m at nearest point) Parcel E – Whelford (less than 200m) Parcel F – Whelford (less than 300m)

Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The entire site lies within the safeguarding zone for RAF Fairford and also within the safeguarding zone for RAF Brize Norton.
MoD comments – RAF Fairford	DIO Safeguarding have concerns in relation to the proposed sites in this area. Plot A and B fall within the statutory 45.7m height consultation zone surrounding RAF Fairford. This proposed site also falls within the statutory explosive safeguarding zone in particular the vulnerable building distance. Plots C, D and E fall within the 15.2m and 45.7m height

RAF Brize Norton	<p>consultation zone surrounding RAF Fairford and borders the statutory explosive safeguarding zones in particular the vulnerable building distance and inhabited building distance. DIO Safeguarding consider these sites to be of particular concern regarding the working phase of the quarry and any machinery/processing units planned to be erected on site. DIO Safeguarding would need to be consulted to ensure the proposed structures would be deemed non vulnerable and withstand potential blast. DIO Safeguarding would also need to review the quarry aftercare plans not only for statutory explosive safeguarding concerns and the potential for inhabited buildings and recreational areas. These plots of land also fall within the statutory Birdstrike safeguarding.</p> <p>Please consult DIO Safeguarding on any building which exceeds 91.4m.</p>
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Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))



Parcel A (Unworked 2003 MLP Preferred Area)

Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	River Thames Local Wildlife Site (Wiltshire)
Nearby Strategic Nature Areas and Priority Habitats	Roundhouse SNA, Coln Corridor SNA Coastal & Floodplain Grazing Marsh, River
Nearby Protected & Priority Species	Bats and birds including grey partridge, barn owl, kingfisher, Bewick's swan, whooper swan, little plover, curlew, green sandpiper, hobby, skylark, yellowhammer, reed bunting, yellow wagtail, redwing and fieldfare. Water vole, otter, badger, grass snake, common toad and great crested newt.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of River Thames Local Wildlife Site (Wiltshire) is confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded within 1km of the land. Conserving and enhancing biodiversity within or next to Kempsford SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

Parcel B (Unworked 2003 MLP Preferred Area)	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	River Thames Local Wildlife Site (Wiltshire)
Nearby Strategic Nature Areas and Priority Habitats	Kempsford SNA, Roundhouse Farm SNA Coastal & Floodplain Grazing Marsh, River
Nearby Protected & Priority Species	Grey partridge, barn owl, bats, lapwing, small heath butterfly, brown hare, badger and amphibians including great crested newt.
Key Development Criteria	In respect of the General Development Criteria the presence of River Thames Local Wildlife Site (Wiltshire) is confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded within 1km of the land. Ditches and hedgerows are present which might be affected by development on this land. Conserving and enhancing biodiversity within or next to Kempsford SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.
Parcel C (Unworked 2003 MLP Preferred Area)	
Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	Cotswold Water Park SSSI
Nearby Locally Designated Sites	Jenner's Farm Field KWS, Cotswold Water Park KWS
Nearby Strategic Nature Areas and Priority Habitats	Coln Corridor SNA Coastal & Floodplain Grazing Marsh, River
Nearby Protected & Priority Species	Bat species, water vole, otter, bullhead, great crested newt, shepherd's needle, yellowhammer, brown hare & hedgehog. Birds including grey partridge, lapwing, barn owl, bittern, reed bunting, little plover, kingfisher, green sandpiper, Bewick's swan, hobby, curlew, redwing, fieldfare, cuckoo & skylark. Mammals include polecat, harvest mouse and badger, also recorded are cinnabar moth, grass snake, common toad and brown trout.
Key Development Criteria	In respect of the General Development Criteria the presence of Cotswold Water Park SSSI is confirmed as nearby plus Jenner's Farm Field KWS as adjacent and Cotswold Water Park KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land. Ditches, hedge and tree lines are present across the site which might be affected by development on this land. These features may have value for bats and hedgehog and potentially great crested newt. Largely arable with potential for arable weeds and harvest mouse to occur and be affected. Measures to enhance the land for arable plant interest that is associated with Jenner's Farm would be welcomed. Conserving and enhancing biodiversity within or next to Coln Corridor SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.
Parcel D (Unworked 2003 MLP Preferred Area)	
Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	Cotswold Water Park SSSI
Nearby Locally	Jenner's Farm Field KWS

Designated Sites	
Nearby Strategic Nature Areas and Priority Habitats	Kempsford SNA, Coln Corridor SNA Coastal & Floodplain Grazing Marsh, River
Nearby Protected & Priority Species	Shepherd's needle, bat species, otter, water vole, hedgehog, brown hare, badger and brown trout. Birds including skylark, kingfisher, lapwing and barn owl.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Cotswold Water Park SSSI is confirmed as nearby and Jenner's Farm Field KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded within 1km of the land.</p> <p>This is a small area of arable land that would be likely to have no significant impact on biodiversity if used as minerals site. Conserving and enhancing biodiversity within or next to Kempsford SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike. Land currently includes runway approach lights.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

Parcel E (Unworked 2003 MLP Preferred Area)

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	Cotswold Water Park SSSI, Whelford Meadow SSSI.
Nearby Locally Designated Sites	Jenner's Farm Field KWS, Cotswold Water Park KWS
Nearby Strategic Nature Areas and Priority Habitats	Kempsford SNA, Coln Corridor SNA River, Coastal & Floodplain Grazing Marsh
Nearby Protected & Priority Species	Water vole, great crested newt, grass snake, shepherd's needle, cinnabar moth & brown trout. Bat species, otter, hedgehog, brown hare, harvest mouse, polecat and badger. Bird species including skylark, yellowhammer, red kite, hobby, grey partridge, lapwing, barn owl, bittern, reed bunting, little plover, kingfisher, green sandpiper, Bewick's swan, curlew, redwing, fieldfare, cuckoo, whimbrel & lesser redpoll.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Cotswold Water Park SSSI and Whelford Meadow SSSI are confirmed as nearby plus Jenner's Farm Field KWS on the land and Cotswold Water park KWS within 1km of the land. Priority habitats plus protected and/or priority species have been recorded adjacent and within 1km of the land.</p> <p>The site is mainly arable and pasture but with ditches, hedgerows and trees situated along the south side of the River Coln and incorporates Jenner's Farm KWS. Measures to enhance the land for arable plant interest that was known to be associated with Jenner's Farm Field KWS would be an opportunity. Conserving and enhancing biodiversity within Coln Corridor SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

Parcel F (Unworked 2003 MLP Preferred Area)

Overall Comment	Overall impact on biodiversity is potentially negative or uncertain
Nearby Internationally & Nationally Designated Sites	Cotswold Water Park SSSI, Whelford Meadow SSSI
Nearby Locally Designated Sites	Jenner's Farm Field KWS, Cotswold Water Park KWS
Nearby Strategic Nature Areas and Priority Habitats	Kempsford SNA, Coln Corridor SNA River, Coastal & Floodplain Grazing Marsh
Nearby Protected &	Shepherd's needle, brook lamprey and brown trout. Bat species, water vole, otter,

Priority Species	polecat, hedgehog, brown hare, badger, grass snake, great crested newt & common toad. Birds including little plover, green sandpiper, lapwing, kingfisher, cuckoo, yellowhammer, reed bunting and skylark, hobby, grey partridge, bittern, greenshank, redwing, fieldfare, Bewick's swan and whimbrel.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Cotswold Water Park SSSI and Whelford Meadow SSSI are confirmed as nearby plus Jenner's Farm Field KWS as adjacent and Cotswold Water Park KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>The site is an arable block bounded by the River Coln, plantation woodland, tree lines, hedgerows & ditches. The boundaries and intersecting hedgerows at least are likely to hold some biodiversity of value. Conserving and enhancing biodiversity within the Coln Corridor SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p> <p>Subject to the observations of statutory advisors a significant effect on international sites is unlikely and impact on Cotswold Water Park SSSI and Whelford SSSI assessed as possible. Any development upon this land must be assessed for such impacts at the planning application stage.</p>

Parcel G (Existing "Coln/Thornhill Farm" Quarry)

Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	Cotswold Water Park SSSI, Whelford Meadow SSSI
Nearby Locally Designated Sites	Cotswold Water Park KWS, Jenner's Farm Field KWS
Nearby Strategic Nature Areas and Priority Habitats	Coln Corridor SNA, Kempsford SNA Coastal & Floodplain Grazing Marsh, River
Nearby Protected & Priority Species	Bat species, water vole otter, hedgehog polecat, harvest mouse and badger. Birds include green sandpiper, lapwing, kingfisher, bittern, lesser redpoll, little plover, reed bunting, whimbrel, cuckoo, yellowhammer, greenshank, yellow wagtail, curlew, fieldfare, redwing, hobby, spotted flycatcher, grey partridge and Bewick's swan. Grass snake, common toad, freshwater crayfish and cinnabar moth.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Cotswold Water Park SSSI and Whelford Meadow SSSI are confirmed as nearby plus Cotswold Water Park KWS and Jenner's Farm Field KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This site is already an existing minerals area with some gain for biodiversity likely to accrue through the restoration of the land. Conserving and enhancing biodiversity within or next to Coln Corridor SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any new/revised development upon this land should still be assessed for such impacts at the planning application stage.</p>

Parcel H (Existing "Kempsford/Manor Farm" Quarry)

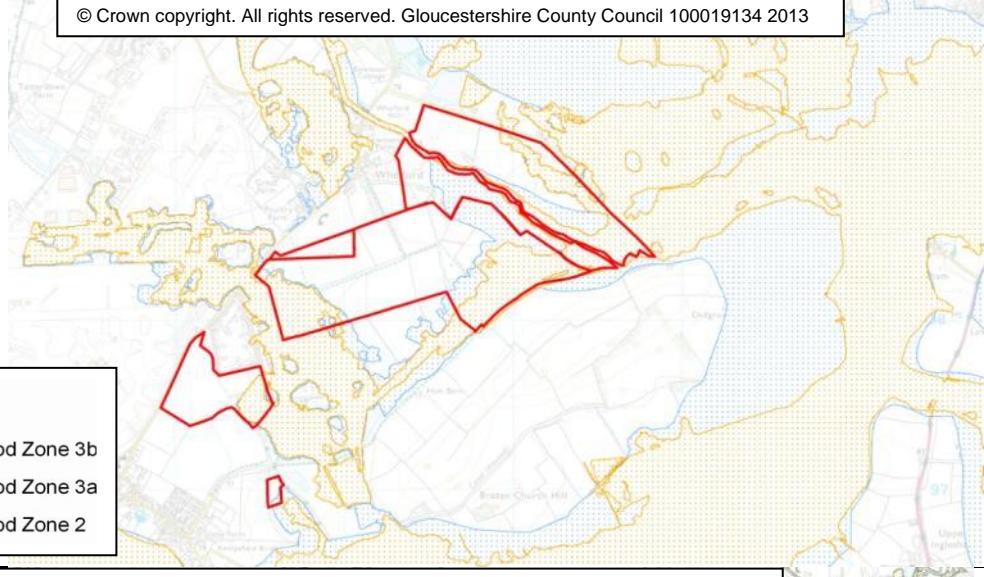
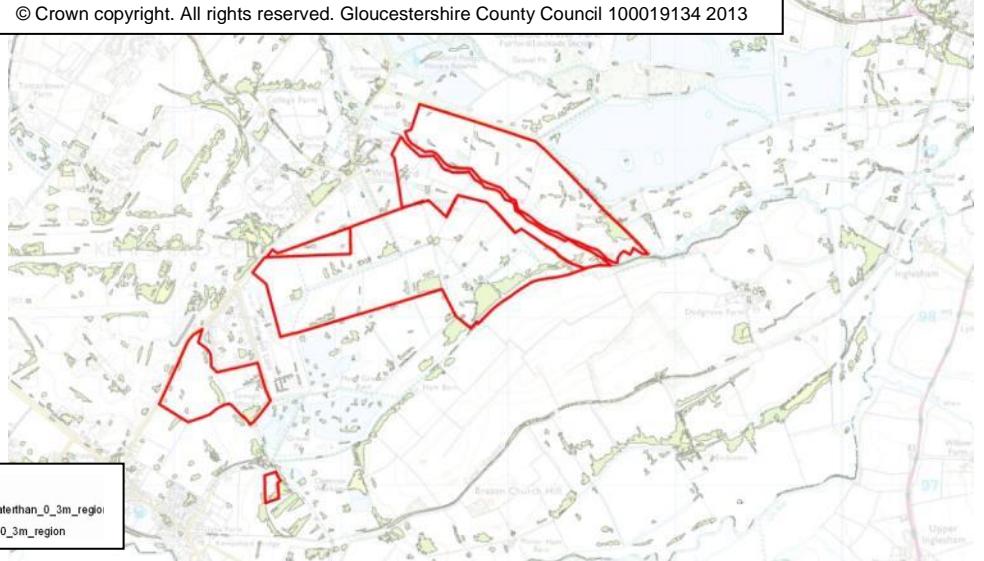
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Jenner's Farm Field KWS
Nearby Strategic Nature Areas and Priority Habitats	Kempsford SNA, Coln Corridor SNA, Roundhouse SNA Coastal & Floodplain Grazing Marsh, River
Nearby Protected & Priority Species	Kingfisher, green sandpiper, lapwing, barn owl, bat species, otter, water vole, brown hare, badger, great crested newt, cinnabar moth and shepherd's needle.

Key Development Criteria	<p>In respect of the General Development Criteria the presence of Jenner's Farm Field KWS is confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on and within 1km of the land.</p> <p>This is already an existing minerals area with some gain for biodiversity likely to accrue through the restoration of the site. Conserving and enhancing biodiversity within or next to Kempsford SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any new/revised development upon this land should still be assessed for such impacts at the planning application stage.</p>
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Geodiversity	(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)
Comments	<p>There are no constraints within the stated boundary.</p> <p>There are no constraints within 250m of the stated boundary.</p> <p>There is no specific advice for Key Development Criteria</p>

Archaeology and the Historic Environment	(Based on information provided by Gloucestershire County Council's Archaeology team)
Previous advice which is still valid, or any changed circumstances.	<p>Advice given in 1998 in connection with the previous Minerals Local Plan identified 'part of an extensive landscape probably of Bronze Age, Iron Age and Roman date, including sites of potential national importance'.</p> <p>To the north of the six sites is Claydon Pike/Coln Quarry/Thornhill Farm where extensive and nationally important archaeological remains have been excavated in advance of mineral extraction. The southern part of this area (Land off Dudgrove Lane, Whelford) was the subject of archaeological excavation from 2006 until recently; extensive Roman remains were found.</p> <p>To the south is Manor Farm, Kempsford, and conditions for archaeological mitigation were attached to the original permission and to the 2012 time extension. Mitigation commenced in 2002 and is ongoing, revealing a Roman rural landscape of fields and paddocks.</p>
Nearby heritage assets	<p>No designated heritage assets are recorded within this site.</p> <p>All of the six land parcels contain archaeological sites known from aerial photographs and of probable later prehistoric and Roman date. Of particular significance are enclosures and trackways in Area F, and a complex settlement in Area B. Some of these sites have already been assessed/evaluated.</p>
The site distance from any historic feature set out above.	<p>The sites are located within extensive remains of prehistoric and Roman settlement.</p>
Gloucestershire Historic Landscape Characterisation (HLC) status.	<p>Area F: Type D3 Floated watermeadow system, of 17th-19th century date</p> <p>Rest of areas: Type A3m Regular organised enclosure ignoring former open-field cultivation patterns</p>
Mitigation	<p>Area A: This area was excluded from the area for extraction following archaeological evaluation in 1998. The evaluation identified the remains of at least one Roman masonry building; it was agreed that this would be preserved.</p> <p>Area B: The western part of the area contains a complex pattern of settlement and trackways, which could represent a significant constraint affecting development. Assessment and evaluation are required in order to determine the extent of the archaeological remains present and a mitigation strategy (preservation <i>in situ</i> and/or excavation).</p> <p>Area C: Extensive undated field boundaries are recorded throughout this area, and have already been evaluated. A mitigation strategy (excavation) is required.</p> <p>Area D: As C above</p> <p>Area E: An enclosure is known from aerial photographic evidence. Assessment and evaluation are required in order to determine the extent of the archaeological remains present a mitigation strategy (preservation <i>in situ</i> and/or excavation).</p> <p>Area F: An enclosure, possibly of Roman date, has been recorded. Assessment and</p>

	evaluation are required in order to determine the extent of the archaeological remains present and a mitigation strategy (preservation <i>in situ</i> and/or excavation).
Key Development Criteria	Pre-determination assessment/evaluation to an agreed brief where this has not yet been carried out. An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Archaeological recording of other identified assets to an appropriate level.

Water-related issues	
Flood risk	<p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>  <p>Legend</p> <ul style="list-style-type: none"> SFRA3 Flood Zone 3b SFRA3 Flood Zone 3a SFRA3 Flood Zone 2
Locally agreed surface water	<p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>  <p>Legend</p> <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_1-0_3m_region
2003 MLP hydrological comments	The River Coln bisects the area and has a significant flood plain. There must be no obstruction of flood flow routes or storage capacity. Dugrove Brook also flows across the area and as a main river must, along with the River Coln, be retained in an undisturbed corridor agreed with the EA. In addition, a ground and surface water-monitoring scheme must be implemented at least two years prior to extraction.
Contaminated Land	There are no landfills identified on the EA's historic landfill GIS layer within the boundaries any of the parcels, but the former Stubb's Farm Quarry adjacent to Parcel A has been restored through the importation of inert wastes.
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Modelling suggests surface water risk in the south-eastern part of Site C. All other sites have a low flood risk.
Surrounding area SW flood risk (using Locally Agreed Surface Water Information)	Modelling demonstrates moderate surface water risk exists in Fairford and Whelford.

Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	>50%
Records of flooding (GCC's Flood Data Register)	Data register shows 36 properties experienced flooding in July 2007 from surface water in Whelford. Site is located at a lower elevation from the village but is downstream from the River Coln.
Any other known issues	The Kempsford/Whelford sites are located downstream from Fairford where known flood issues exist. A flood alleviation scheme currently underway to reduce flood risk to Fairford
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	The River Coln is designated as a main river and flows between Kempsford and Whelford site's E and F The Dudgrove Brook, a main river flows along the eastern border of sites C, E and F.
Consenting authority under section 23 of the Land Drainage Act 1991	EA
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	EA
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	River Coln: Poor Due to: Poor overall biological quality..... Poor fish Dudgrove Brook: Good
GW Vulnerability Zone	The site overlies a Secondary A aquifer.
GW quantitative quality	Good
GW source protection zone	Not within a designated Groundwater source protection zone.
Ecological status of lake(s) within the proposed site catchment	No WFD data for lakes.

General Comments / Potential Development Criteria

Parcel A – As highlighted under the archaeology section, this area was excluded from an earlier application due to the presence of Roman archaeology. The adjacent extraction area at Stubbs Farm is undergoing restoration. The small size of the site may also mean that it is potentially unviable.

Parcel B – Although it is a residual parcel of a larger unworked preferred area, there has been no landowner or mineral operator interest received so far in this process, meaning that the potential deliverability of the parcel is questionable.

Parcel C – There is known operator interest on this parcel and a recently submitted planning application for 3.2mt. It is therefore potentially the most deliverable parcel in the area. Overall Parcel C may come forward in the early stage of the plan-period. Subject to planning permission being obtained, other unconstrained and economically viable parcels of land also need to be considered as potentially contributing in the plan-period.

Parcel D currently contains lighting associated with the runway at RAF Fairford which could impact upon the potential deliverability of this parcel.

Parcels E and F - Although the parcels are residual parts of the larger unworked preferred area, the proximity of the River Coln and Jenner's Farm field might impact upon the potential quantity of sand and gravel resources available in these areas. The operator of Thornhill Farm/Coln Quarry is no longer interested in parcel E therefore this site might not be able to contribute until the latter part of the plan period.

Generally applicable to all parcels

The parcels are all existing preferred areas there are already reasonable distances between potential working areas and sensitive properties and uses. However there would still be issues to consider carefully at any potential application stage. It should be noted that these potential land allocations avoid the Upper Thames Valley village settlement protection zones of Kempsford and Whelford.

Highways –It is anticipated that any parcels coming forward would be as an extension to existing operations and unlikely to increase existing road movements. Existing access and infrastructure are significant advantages. However, a transport assessment would still be required.

Public Rights of Way may be affected.

Ecology/biodiversity – there are nearby wildlife sites which would need to be considered in terms of both as a constraint and in restoration opportunities.

Archaeology – the entire site is located within an area of known archaeological interest.

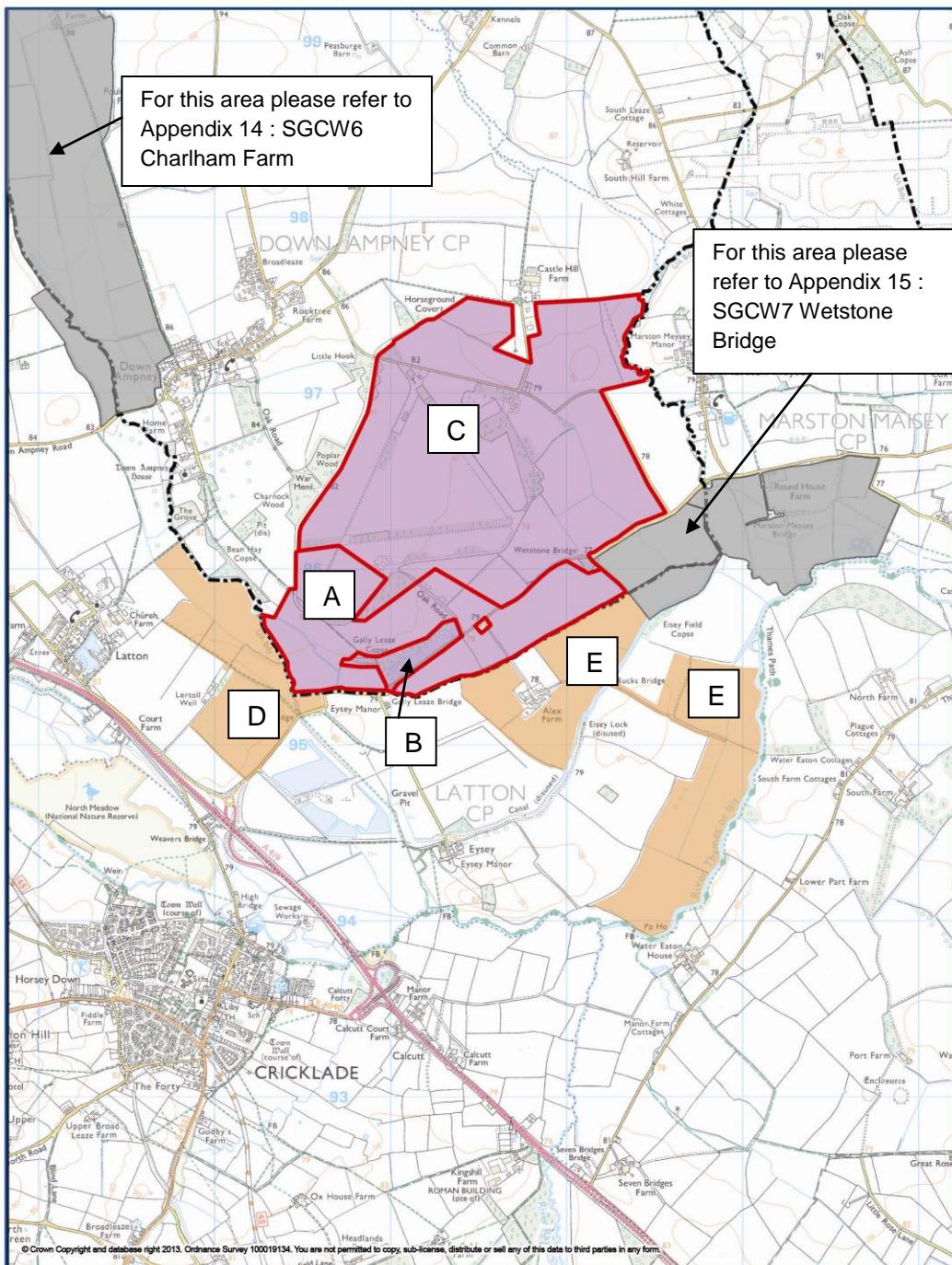
There is a large percentage of known best and most versatile agricultural land to be considered.

MoD – due to the close proximity of RAF Fairford, birdstrike is an issue that needs considering as would the proximity to bomb storage facilities. Water-based restoration could be an issue with regards to birdstrike.

Flooding – there are flooding and water management issues to be considered on the site. There may be opportunities to manage or enhance flood water capacity. The restoration methods may require careful consideration particularly if there is importation of inert materials. There will be a significant issue to reconcile both floodrisk and birdstrike issues through restoration design.

Site Maps and Images

Site Map



Potential Site Allocations

Existing Quarry

Historic Permission

Out of County

1500 yards
1500 metres

Gloucestershire
COUNTY COUNCIL

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Locational Information

Site Details			
Site Description	The entire site forms a significant part of the Down Ampney Estate which is currently being farmed. It was a military base during World War II.		
Planning History	In relation to minerals planning, it is possible that there may have been a borrow pit in association with the construction of the airbase during the war on Parcel B. Parcel A and land in Wiltshire (Parcels D and E) have been jointly submitted to Gloucestershire County Council (Ref 09/0050/CWMAJM) and Wiltshire Council for sand and gravel extraction but the application has not yet been determined for 5.4mt. Parcels D and E were formal preferred areas in the Wiltshire MLP (2001) while the areas of land in Gloucestershire, while not formally allocated, have been considered a long-term strategic resource that might come forward as resources elsewhere dwindled. In addition it is noted that the current application proposals envisage the processing plant to be located in Gloucestershire (Parcel A) with a purpose built access onto the A417 roundabout in Wiltshire. Should other land come forward at a later stage on parcel C it would likely use the same infrastructure. Most of the land is relatively flat with some mature hedgerows including poplars and other deciduous trees and the land generally appears to be used for a mixture of arable and pasture uses. The central part of Parcel C contains an area of mature, deciduous woodland.		
District	Cotswold		
Parish	Down Ampney		
Easting	A) 410647 B) 411167 C) 411542	Northing	A) 195659 B) 195530 C) 196511
Approximate Site Area (to nearest half hectare)	A) 91 B) 8.5 C) 242		
Type of Mineral	Sand and gravel		
Estimated Yield	c.10mt in Gloucestershire (excluding parcels D and E in Wiltshire)		
Reasons for inclusion & deliverability related to landownership / operator interest.	The site (all parcels) has been promoted by the mineral operator who has an option on the land. A planning application has been submitted on Parcels A, D, E, but has not yet been determined. Parcel B did not form part of the planning application and remains an "island" within the application area. If permitted the proposal would contribute c. 2.7mt of minerals from Gloucestershire		

	during the plan period. Area C might contribute towards the later stages of the plan period subject to when developments starts on the earlier stages.
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Site Assessment Factors/Criteria for Consideration

Landscape

Landscape Character – National	Upper Thames Clay Vales
Landscape Character – County	River Basin Lowland
Landscape Character – Local	Down Ampney
AONB	The site does not lie within the AONB.

Green Belt

Comments	The site does not lie within the Gloucester/Cheltenham green belt.
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Soil Quality (Agricultural Land Classification)

Based on work undertaken in 1980

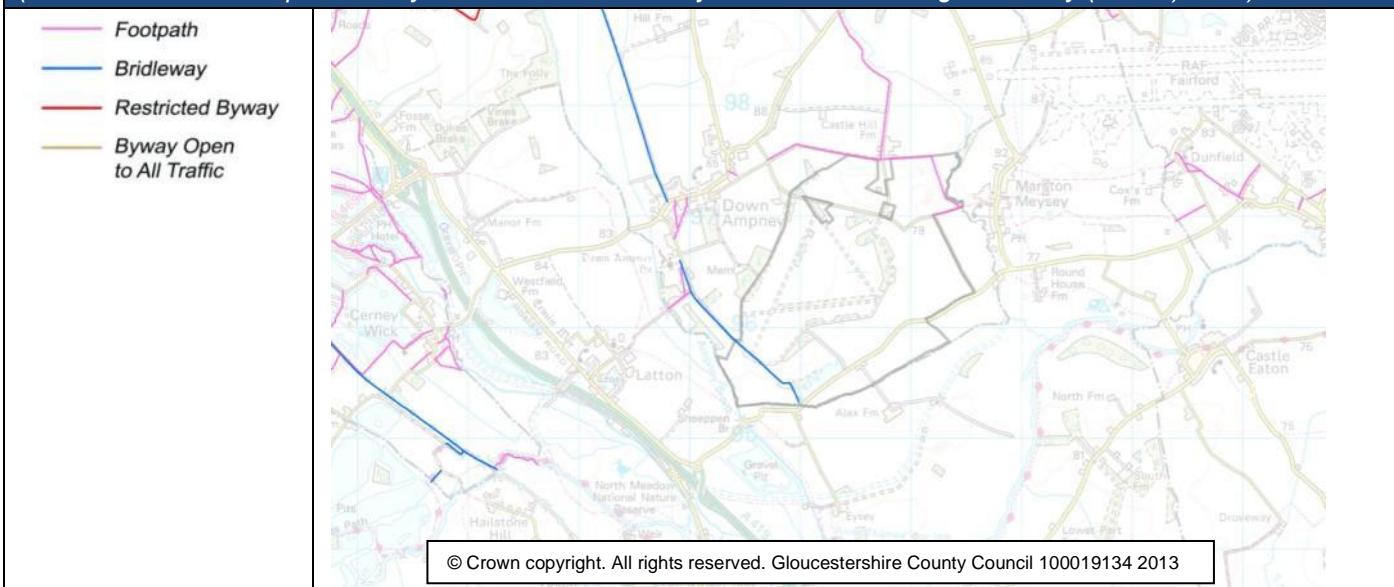


Highways

Highways comments to the current undetermined application on the site suggest no objections subject to the application of conditions. One of which suggests restricting output on the site to 670,000 tpa. It should be noted that the applications (for parcels A, D, E) has suggested an annual extraction rate of 450,000tpa.

Public Rights of Way

(Based on information provided by Gloucestershire County Council's Public Rights of Way (PROW) team)



Comments	The paths affected are BDA 9/2, 10/1 outlined on Parcel C and BDA 7/1 on Parcel A and Parcel B. Diversion of these paths would be necessary. Mineral developments could well offer opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.
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Sensitive Receptors	
Distance from nearest address point	Parcel A - 75, 80 and 81 Alex Farm (less than 50m) Parcel B – 1 and 2 Eysey (less than 100m) Parcel C – Several Castle Hill Farm properties (less than 100m)
Distance from nearest settlement	Parcel A – Latton and Down Ampney are both less than 800m Parcel B – Latton and Down Ampney are both less than 1500m Parcel C – Marston Meysey, Latton and Down Ampney are all less than 1km

Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The entire site lies within the safeguarding zone for RAF Fairford.
MoD comments	Please consult DIO Safeguarding on any building which exceeds 15.2m; These locations also fall within the statutory Birdstrike Safeguarding zone DIO Safeguarding's primary concern relates to the restoration of the quarry scheme.

Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
<p>SSSI Site of Special Scientific Interest Key Wildlife Site - area Ramsar Site SAC Site SPA Site</p>	© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013

Parcel A	
Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	North Meadow & Clattinger Farm SAC North Meadow SSSI/National Nature Reserve
Nearby Locally Designated Sites	Down Ampney Pits KWS
Nearby Strategic Nature Areas and Priority Habitats	Ampney Corridor SNA, Eysey SNA, Cleveland Lakes SNA, Roundhouse Farm SNA Coastal & Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, Lowland Meadow, River, Standing Open Water
Nearby Protected & Priority Species	Water vole, otter, brown hare, badger, bat species, polecat, grass snake, small heath butterfly and cinnabar moth. Birds include kingfisher, little plover, lapwing, green sandpiper, hobby, skylark, yellowhammer, reed bunting, yellow wagtail, spotted flycatcher, tree sparrow, redwing, fieldfare and barn owl.
Key Development Criteria	In respect of the General Development Criteria the presence of North Meadow & Clattinger Farm SAC and North Meadow SSSI/NNR are confirmed as nearby plus Down Ampney Pits KWS as adjacent to the land. Priority habitats plus protected and/or priority species have

	<p>been recorded on, adjacent and within 1km of the land.</p> <p>This site is subject to a current cross boundary proposal which includes the enhancement of biodiversity in certain locations. Currently a lot of arable land with defunct/intact hedgerows but also tree lines, ditches and Ampney Brook. Conserving and enhancing biodiversity within or next to Eysey SNA and Ampney Corridor SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site.</p> <p>Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any new/revised development proposal for this land should still be assessed for such impacts at the planning application stage.</p>
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Parcel B

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	North Meadow & Clattinger Farm SAC North Meadow SSSI/National Nature Reserve
Nearby Locally Designated Sites	Down Ampney Pits KWS
Nearby Strategic Nature Areas and Priority Habitats	Ampney Corridor SNA, Eysey SNA Coastal & Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, River, Lowland Meadow
Nearby Protected & Priority Species	Otter, bat species, badger, brown hare, water vole, grass snake, cinnabar moth, small heath butterfly and blood-vein moth. Birds include little plover, lapwing, greenshank, green sandpiper, kingfisher, skylark, hobby, yellowhammer, reed bunting, spotted flycatcher, tree sparrow, redwing, fieldfare and barn owl.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of North Meadow & Clattinger Farm SAC and North Meadow SSSI/NNR are confirmed as nearby plus Down Ampney Pits KWS as on the land. Priority habitats plus protected and/or priority species have been recorded on and within 1km of the land.</p> <p>The majority of this small site is Down Ampney Pits KWS so there would have to be a proven long-term benefit for biodiversity to accept minerals extraction here. Conserving and enhancing biodiversity within Eysey SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should be assessed for such impacts at the planning application stage.</p>

Parcel C

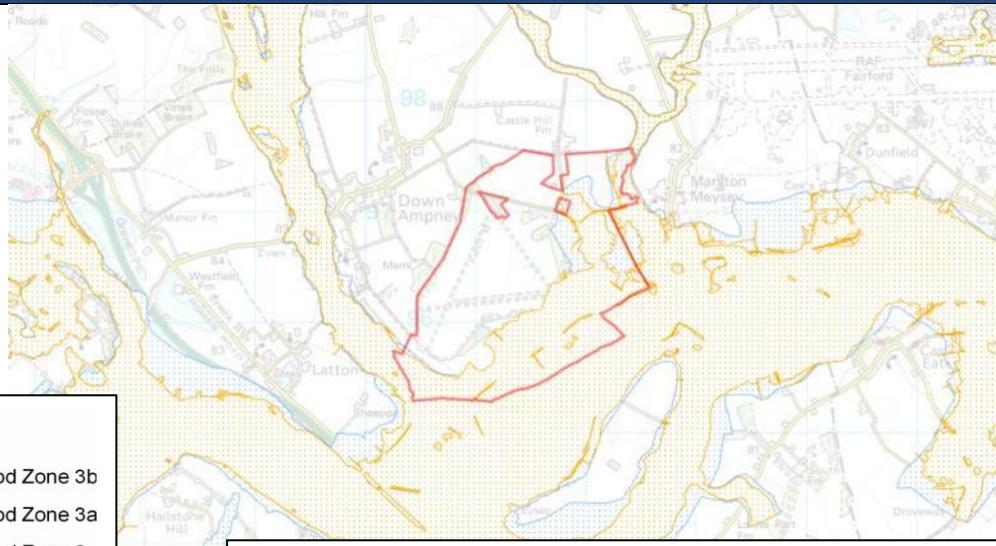
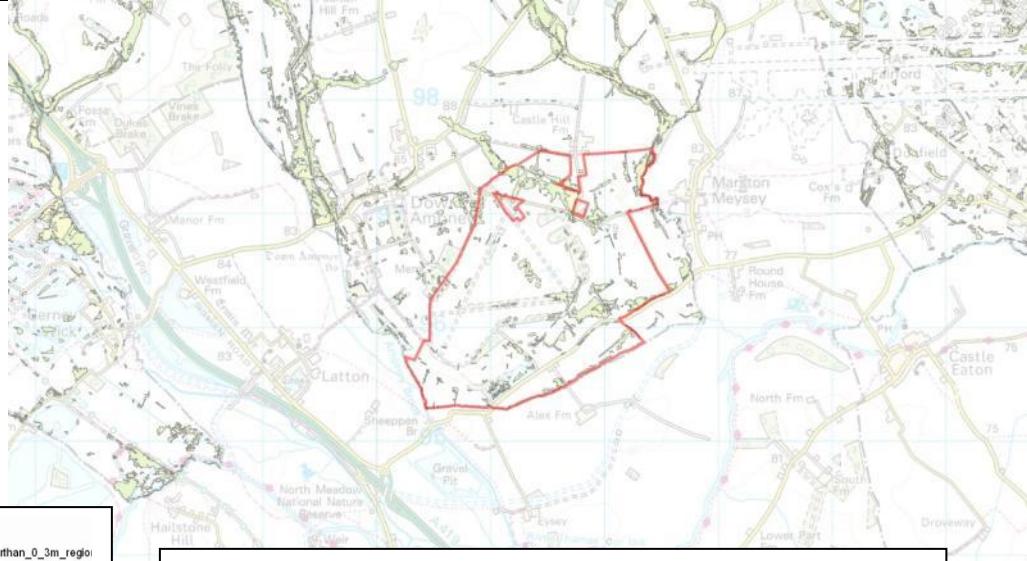
Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	North Meadow & Clattinger Farm SAC North Meadow SSSI/National Nature Reserve
Nearby Locally Designated Sites	Down Ampney Pits KWS, River Thames or Isis Local Wildlife Site (Wilts)
Nearby Strategic Nature Areas and Priority Habitats	Ampney Corridor SNA, Eysey SNA, Roundhouse Farm SNA Coastal & Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, Lowland Meadow
Nearby Protected & Priority Species	Polecat, badger, common toad, grass snake, common toad, otter, various bat species, water vole, harvest mouse hedgehog, cinnabar moth, small heath butterfly and Roman snail. Birds include barn owl, Bewick's Swan, little plover, lapwing, greenshank, turtle dove, kingfisher, hobby, skylark, yellowhammer, reed bunting, redpoll, spotted flycatcher, tree sparrow, redwing and fieldfare.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of North Meadow & Clattinger Farm SAC and North Meadow SSSI/National Nature Reserve are confirmed as nearby plus River Thames or Isis Local Wildlife Site (Wilts) as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This is an extensive site that is mainly arable land but with significant strips and blocks of woodland (plantations) in places. Conserving and enhancing biodiversity within or next to</p>

	<p>Eysey SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should be assessed for such impacts at the planning application stage.</p>
Parcel D (Wiltshire)	
Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	North Meadow & Clattinger Farm SAC North Meadow SSSI/National Nature Reserve
Nearby Locally Designated Sites	Down Ampney KWS, Cotswold Water Park Pits Local Wildlife Site (Wilts)
Nearby Strategic Nature Areas and Priority Habitats	Ampney Corridor SNA, Eysey SNA, Cleveland Lakes SNA, River Churn Corridor SNA, Coastal & Floodplain Grazing Marsh, Lowland Calcareous Grassland, Lowland Meadow, River, Lowland Mixed Deciduous Woodland
Nearby Protected & Priority Species	Otter, water vole, badger, polecat, brown hare, bat species, grass snake, viviparous lizard, common toad, great crested newt, tubular water dropwort, cinnabar moth, blood vein moth, white letter hairstreak, small heath, marsh fritillary, wall and white admiral. Birds include little plover, lapwing, kingfisher, yellowhammer, reed bunting, spotted flycatcher, tree sparrow, fieldfare, green sandpiper, hobby, skylark, redwing and barn owl.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of North Meadow & Clattinger Farm SAC and North Meadow SSSI/NNR are confirmed as nearby plus Down Ampney KWS and Cotswold Water Park Pits Local Wildlife Site (Wilts) as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This extensive area of land across the boundary in Wiltshire is mainly in arable cultivation with only a few tree and hedgerow lines in places. Conserving and enhancing biodiversity within or next to Ampney Corridor SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should be assessed for such impacts at the planning application stage.</p>
Parcel E (Wiltshire)	
Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	North Meadow & Clattinger Farm SAC North Meadow SSSI/National Nature Reserve
Nearby Locally Designated Sites	Down Ampney Pits KWS, River Ray Local Wildlife Site (Wilts), River Thames or Isis Local Wildlife Site (Wilts)
Nearby Strategic Nature Areas and Priority Habitats	Eysey SNA, Roundhouse Farm SNA, Ampney Corridor SNA Coastal & Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, River, Lowland Meadow
Nearby Protected & Priority Species	Otter, badger, various bat species, brown hare, water vole, hedgehog, harvest mouse, grass snake, cinnabar moth, garden tiger moth, small heath butterfly and Roman snail. Birds include little plover, hobby, green sandpiper, lapwing, kingfisher, cuckoo, reed bunting, Bewick's swan, greenshank, hobby, skylark, yellowhammer, redpoll, spotted flycatcher, house sparrow, tree sparrow, redwing, fieldfare and barn owl.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of North Meadow & Clattinger Farm SAC and North Meadow SSSI/NNR are confirmed as nearby plus Down Ampney Pits KWS, River Ray Local Wildlife Site (Wilts), River Thames or Isis Local Wildlife Site (Wilts) as adjacent and within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>This site in Wiltshire is subject to a current proposal including the enhancement of biodiversity in certain locations. Currently a lot of arable and pasture with hedgerows but also tree lines, small woods and ditches and River Thames (Isis). Conserving and enhancing biodiversity within or next to Eysey SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p>

	Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any new/revised development proposal for this land should still be assessed for such impacts at the planning application stage.
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Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	There are no constraints within the stated boundary. There are no constraints within 250m of the stated boundary.

Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Previous advice which is still valid, or any changed circumstances.	Advice given in 1998 for the previous Minerals Local Plan identified archaeological sites of prehistoric Roman and medieval sites, characterising the whole area as being of 'high archaeological potential'. Advice has been given in connection with the current planning application for Area A (see below).
Nearby heritage assets	Area A: No designated heritage assets are recorded on the site but it is adjacent to a scheduled monument to the west. Archaeological evaluation has been undertaken in connection with the current planning application and has identified prehistoric and Roman activity across a wide area, including an extensive Roman settlement. A brief to guide the scope of any mitigation has been issued jointly with Wiltshire County Council, but the mitigation strategy has yet to be agreed. Area B: This appears to have been previously quarried. Area C: No designated heritage assets are recorded on the site but it is adjacent to a scheduled monument to the west. A number of archaeological features are known from aerial photography across this site including settlement enclosures, trackways and other features. The use of the area as an airfield is likely to have resulted in sites being obscured and under-represented on aerial photographs. The site lies close to and may affect the setting of the Down Ampney Conservation Area, Listed buildings to the west, and listed buildings at Castle Hill Farm to the north.
The site distance from any historic feature set out above.	The site is adjacent to other extensive remains of archaeological sites of prehistoric and Roman date, some of which have now been excavated in advance of mineral extraction.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Area A: Mainly Type A3m Regular organised enclosure ignoring former open field cultivation patterns but with some Type I1 Disused 20 th century military site Area C: Mainly Type I1 Disused 20 th century military site, but with some Type A3m Regular organised enclosure ignoring former open field cultivation patterns
Mitigation	Archaeological evaluation has been undertaken in connection with the current planning application and has identified prehistoric and Roman activity across a wide area, including an extensive Roman settlement. A brief to guide the scope of any mitigation has been issued jointly with Wiltshire County Council, but the mitigation strategy is yet to be agreed. Area B: If the whole of this area has been disturbed by previous quarrying no further investigation would be required. Area C: Assessment and evaluation are required in order to determine the extent of the archaeological remains present and a mitigation strategy (preservation <i>in situ</i> and/or excavation). Given the limited information currently held because of the former land use it is recommended that this is undertaken as soon as possible.
Key Development Criteria	Pre-determination assessment/evaluation to an agreed brief. An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Archaeological recording of other identified assets to an appropriate level 3) Protection of the setting of heritage assets meriting preservation.

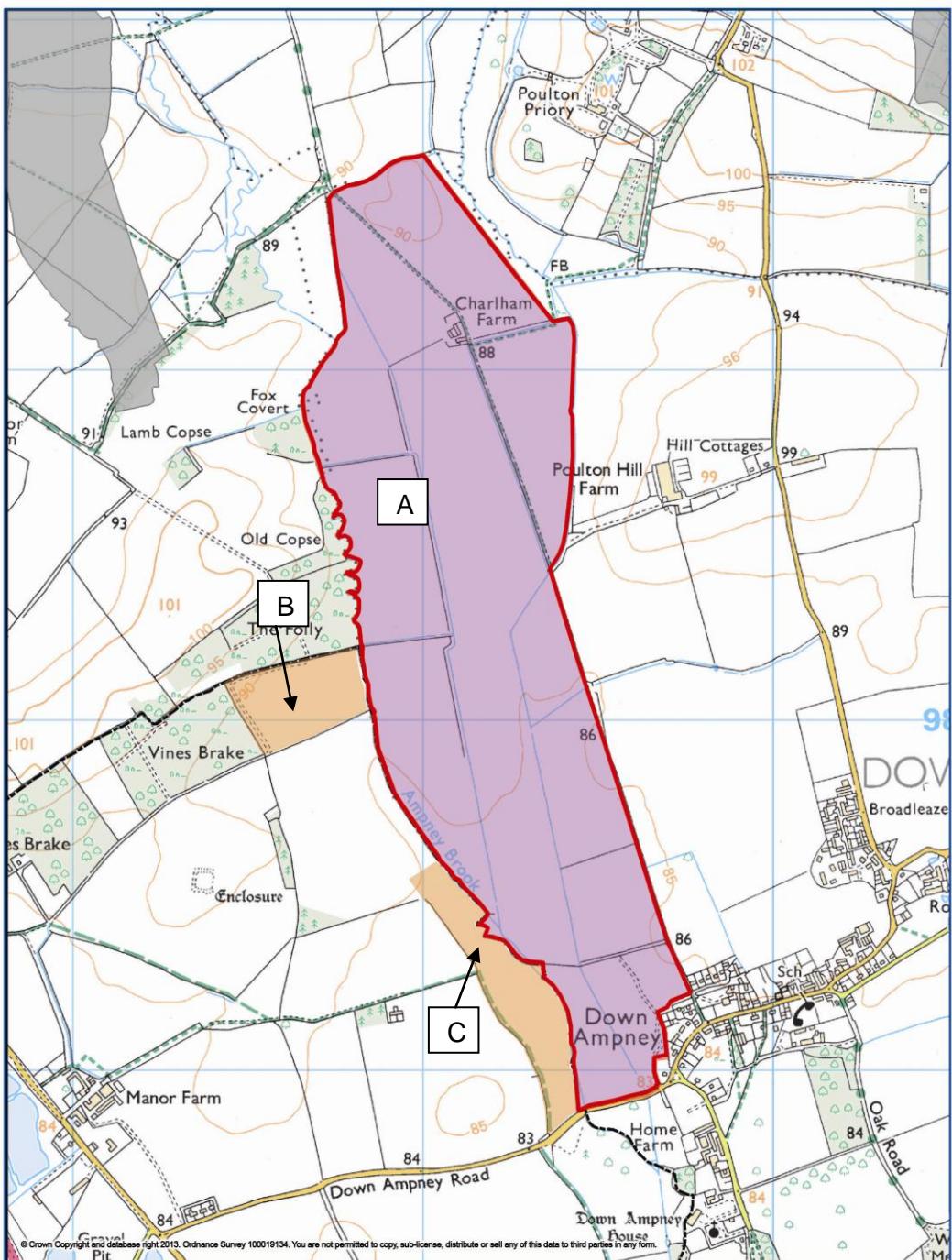
Water-related issues	
Flood risk	 <div> Legend <ul style="list-style-type: none"> SFRA3 Flood Zone 3b SFRA3 Flood Zone 3a SFRA3 Flood Zone 2 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p> </div>
Locally agreed surface water	 <div> Legend <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_1_0_3m_region <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p> </div>
2003 MLP hydrological comments	Not applicable
Contaminated Land	There are no landfills identified on the EA's historic landfill GIS layer within the boundaries or within 250m of any of the parcels (in Gloucestershire). Any details relating to potential landfills outside the county boundary are unknown.
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	<p>Modelling suggests surface water issues in the northern part of Down Ampney Estate Site C.</p> <p>Modelling also shows localised surface water issues in the south of Site C.</p> <p>Sites A and B have a low flood risk.</p>
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Modelling suggests surface water issues exists to the north of all sites, this is towards Meysey Hampton which is situated at a higher elevation. The issues exists along offline drainage ditches.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	n/a
Records of flooding (GCC's Flood Data Register)	The site is found within the upper catchment of the

	Cricklades, a Wiltshire Settlement. No known reports of flooding. Flooding has been recorded in Down Ampney. However, the sites' elevations are lower than Down Ampney village.
Any other known issues	
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	Marston Meysey Brook, and Ampney and Poulton Brooks both EA designated main rivers flow along the northeast and southwest edges of Down Ampney Estate and Wetstone Bridge Sites respectively.
Consenting authority under section 23 of the Land Drainage Act 1991	EA
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	EA
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	Marston Meysey Brook: Good Ampney and Poulton Brooks: Bad (Fish: Bad)
GW Vulnerability Zone	The majority of the site lies above a Secondary A aquifer.
GW quantitative quality	Good
GW source protection zone	The sites are within zones 1, 2 and 3
Ecological status of lake(s) within the proposed site catchment	No WFD data for lakes

General Comments / Potential Development Criteria
The site (all parcels) has been promoted by the mineral operator who has an option on the land including Parcels D and E in Wiltshire. A planning application has been submitted on Parcels A, D, E, but has not yet been determined. Parcel B did not form part of the planning application and remains and "island" within the application area.
Many of the issues associated with parcels A, D and E are being considered through the planning application. Therefore most of the concerns flagged here related to parcel C.
Land proposed has taken account of village settlement protection zones of Down Ampney and Charlham Farm. However satisfactory controls to any amenity impacts would need to be established for any proposals which come forward, particularly for those properties which are very close to the site.
There could be highways restrictions. Clearly if permitted the application on parcel A could add c.2.7mt to the Gloucestershire landbank. Subject to the timing of any planning permission and given the rate of extraction and phasing of A, D, and E it could be anticipated that Area C would potentially come forward in the plan period. Public Rights of Way may also be affected.
Ecological, archaeological and transport assessments would be required. There is a large percentage of best and most versatile agricultural land to be considered.
The site lies within the safeguarding zone for RAF Fairford and there would need to be birdstrike mitigation and as there could also be flooding/hydrological issues which would need to be resolved, therefore the restoration proposals could be challenging on some parts of the indicated land.

Site Maps and Images

Site Map



■ Potential Site Allocations
■ Existing Quarry

■ Historic Permission
■ Out of County

800 yards
 800 metres

Gloucestershire
 COUNTY COUNCIL

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Site Images



Locational Information

Site Details

Site Description	This land (Area A) has been submitted through the call for sites process. Parcels B and C are for reference only as are out of county. The proposer of the site has indicated that the area to the north (Area B) might be where plant could be located along with the quarry access and Area C (in Wiltshire) would be worked as part of the larger quarry site. The site currently appears to be farmland, mainly flat grassland with some mature hedgerines.		
Planning History	There is no known minerals planning history on the site.		
District	Cotswold		
Parish	Down Ampney		
Easting	409154	Northing	198301
Approximate Site Area (to nearest half hectare)	147.5		
Type of Mineral	Sand and gravel		
Estimated Yield	4-5mt		
Reasons for inclusion & deliverability related to landownership / operator interest.	The landowner has promoted the site, but it does not appear to have mineral operator interest at present. The agent for the landowner has confirmed that as this is the same landowner as the Down Ampney land it is unlikely to be considered until the planning situation and development of that land can proceed. Therefore it is anticipated that this land might on contribute towards the latter stages of the plan period at the earliest.		

Site Assessment Factors/Criteria for Consideration

Soil Quality (Agricultural Land Classification)

Based on work undertaken in 1980

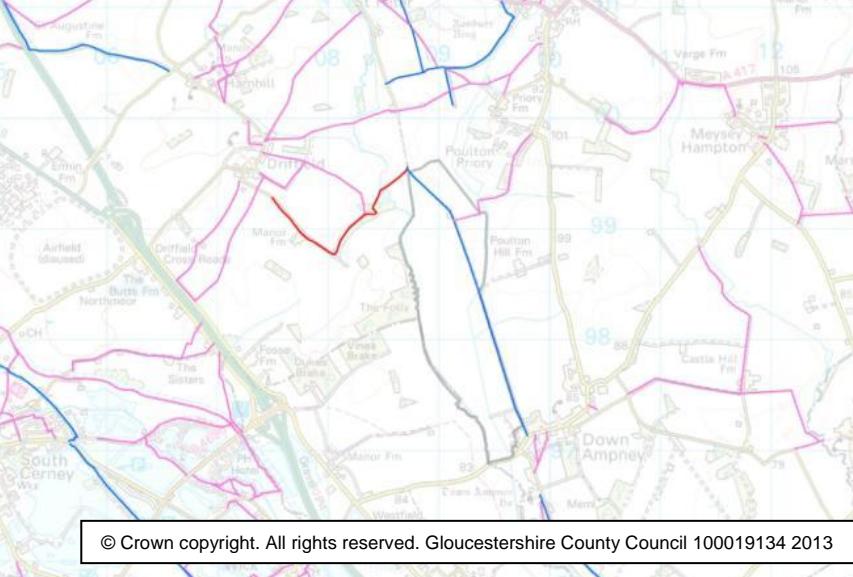


Landscape	
Landscape Character – National	Upper Thames Clay Vales
Landscape Character – County	River Basin Lowland and Dip Slope Lowland
Landscape Character – Local	Down Ampney and Driffield Lowlands
AONB	The site does not lie within the AONB.

Green Belt	The site does not lie within the Gloucester/Cheltenham green belt.
Comments	The site does not lie within the Gloucester/Cheltenham green belt.

Highways

A potential productive capacity of the site and access route would need to be established in order to assess the potential impacts on the highways network. With no specific access currently in place and no proposals developed, it is likely significant work would be required to develop a suitable access. The Highways Authority provided these additional comments: *The access would be likely to be within Wiltshire, from the classified road, then onto the A1417 (T), this would require assessment to determine if a safe and suitable access could be delivered.*

Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
<ul style="list-style-type: none"> — Footpath — Bridleway — Restricted Byway — Byway Open to All Traffic 	 <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p> </div>
Comments	<p>The paths affected are BDA 1/1, 1/2, 2/1 outlined on Parcel A. Diversion of these paths would be necessary. This is a popular area for walking. Mineral developments could well offer opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.</p>

Sensitive Receptors	
Distance from nearest address point	Several properties in Down Ampney are less than 50m
Distance from nearest settlement	Down Ampney (less than 50m)

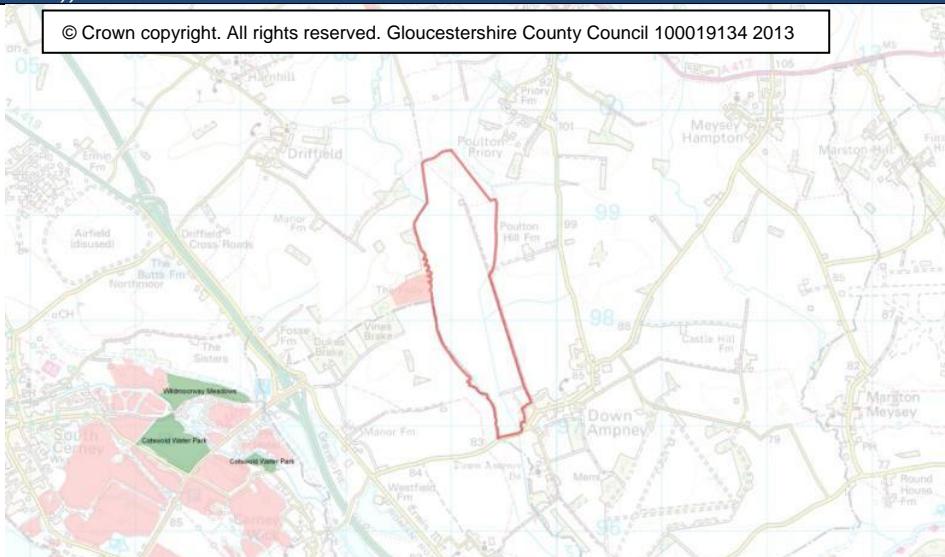
Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The entire site lies within the safeguarding zone for RAF Fairford.
MoD comments	Please consult DIO Safeguarding on any building exceeding 15.2m; This site also falls within the technical Instrumental Landing System and DIO Safeguarding please consult DIO Safeguarding is interested in any buildings or structures of metallic or reflective cladding; This also falls within the statutory Birdstrike zone our primary concern relates to the restoration of the quarry site.

Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))

- SSSI Site of Special Scientific Interest
- Key Wildlife Site - area
- Ramsar Site
- SAC Site
- SPA Site

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Parcel A

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	North Meadow & Clattinger Farm SAC North Meadow SSSI/National Nature Reserve, Wildmoorway Meadows SSSI
Nearby Locally Designated Sites	The Folly KWS
Nearby Strategic Nature Areas and Priority Habitats	Ampney Corridor SNA Coastal & Floodplain Grazing Marsh, River, Lowland Mixed Deciduous Woodland
Nearby Protected & Priority Species	Otter, badger, barn owl, water vole, brown hare, bat species, hedgehog, polecat, cinnabar moth, great crested newt and grass snake. Birds include hobby, barn owl, yellowhammer, kingfisher and fieldfare.
Key Development Criteria	In respect of the General Development Criteria the presence of North Meadow & Clattinger Farm SAC, North Meadow SSSI/NNR and Wildmoorway Meadows SSSI are confirmed as nearby plus The Folly KWS as adjacent to the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land. A large site adjacent to the Ampney Brook and although mainly arable land there are some features of interest including trees, hedgerows and in farm buildings barn owls have been recorded. Conserving and enhancing biodiversity within or next to Ampney Corridor SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should be assessed for such impacts at the planning application stage.

Parcel B (Wiltshire)

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	North Meadow & Clattinger Farm SAC North Meadow SSSI/National Nature Reserve, Wildmoorway Meadows SSSI
Nearby Locally Designated Sites	The Folly KWS
Nearby Strategic Nature Areas and Priority Habitats	Ampney Corridor SNA River, Lowland Mixed Deciduous Woodland, Coastal & Floodplain Grazing Marsh.
Nearby Protected & Priority Species	Brown hare, bat species, badger, hedgehog, yellowhammer and barn owl.
Key Development	In respect of the General Development Criteria the presence of North Meadow &

Criteria	<p>Clattinger Farm SAC, North Meadow SSSI/National Nature Reserve and Wildmoorway Meadows SSSI are confirmed as nearby plus The Folly KWS as adjacent to the land. Priority habitats plus protected and/or priority species have been recorded adjacent and within 1km of the land.</p> <p>This site within Wiltshire is a small arable field adjacent to the Ampney Brook with some boundary trees to consider. Conserving and enhancing biodiversity within or next to Ampney Corridor SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should be assessed for such impacts at the planning application stage.</p>
Parcel C (Wiltshire)	
Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	North Meadow & Clattinger Farm SAC North Meadow SSSI/National Nature Reserve, Wildmoorway Meadows SSSI
Nearby Locally Designated Sites	The Folly KWS
Nearby Strategic Nature Areas and Priority Habitats	Ampney Corridor SNA Coastal & Floodplain Grazing Marsh, River, Lowland Mixed Deciduous Woodland, Lowland Meadow
Nearby Protected & Priority Species	Otter, water vole, bat species, brown hare and hedgehog and birds including yellowhammer, kingfisher, hobby, fieldfare and barn owl.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of North Meadow & Clattinger Farm SAC, North Meadow SSSI/National Nature Reserve and Wildmoorway Meadows SSSI are confirmed as nearby plus The Folly KWS as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded within 1km of the land.</p> <p>This site within Wiltshire is mainly pasture land and is adjacent to the Ampney Brook with boundary trees/hedgerows of some interest present. Conserving and enhancing biodiversity within or next to Ampney Corridor SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should be assessed for such impacts at the planning application stage.</p>

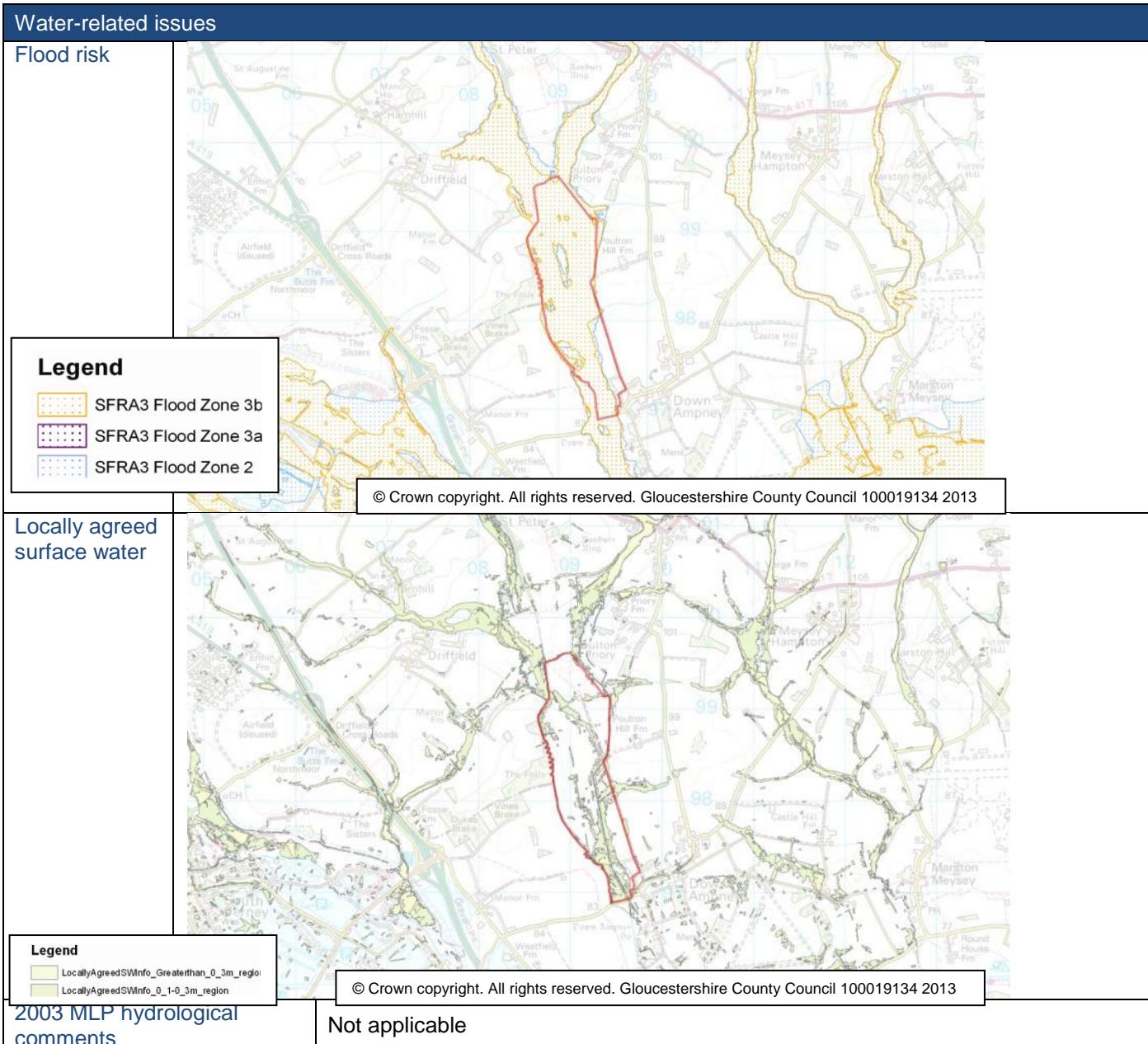
Geodiversity
(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)

Comments	<p>There are no constraints within the stated boundary.</p> <p>There are no constraints within 250m of the stated boundary.</p>
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Archaeology and the Historic Environment
(Based on information provided by Gloucestershire County Council's Archaeology team)

Previous advice which is still valid, or any changed circumstances.	No advice previously provided.
Nearby heritage assets	<p>Area A: No designated heritage assets are recorded within this site. Other heritage assets recorded on the county HER include evidence of earlier settlement in the form of boundary ditches, trackways and enclosures identified mainly from aerial photography. These features are undated but are likely to include elements of prehistoric and Roman date. In addition a ring ditch (probably a Bronze Age burial site) and other Bronze Age finds have been recorded. A Roman burial found in the 19th century cannot be precisely located but it lies close to the western edge of the site. The unlisted buildings on (e.g. Charlham Farm) and adjacent to (e.g. Poulton Hill Farm) the area are not recorded on the HER and have not been checked for significance. Area B (Wilts): This area has high potential for archaeological remains to be present although no</p>

	modern archaeological evaluation or investigation has been undertaken here. A Roman burial was discovered in or near the area in the 1950s Area C (Wilts): There are features present in this field identified from aerial photographs and are likely to be the remains of field systems. No modern archaeological investigation or evaluation has been undertaken. The surrounding areas are rich in archaeological remains including a settlement enclosure and complex immediately to the west.
The site distance from any historic feature set out above.	Similar features to those described above exist on adjacent land. To the south the site is adjacent to the village of Down Ampney. A medieval cross in the village is designated as a scheduled monument, and there are several listed buildings. Mineral extraction could affect the setting of these designated heritage assets.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type D3r – floated watermeadow system probably of 17 th -19 th century date
Mitigation	Extensive and multi-period heritage assets have been identified on this site. Assessment/evaluation will be required to establish their full extent and significance.
Key Development Criteria	Pre-determination assessment/evaluation to an agreed brief. An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Archaeological recording of other identified assets to an appropriate level.



Contaminated Land	There are no landfills identified on the EA's historic landfill GIS layer within the boundaries or within 250m of any of the parcels (in Gloucestershire). Any details relating to potential landfills outside the county boundary are unknown.
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Modelling suggests moderate surface water issues exists throughout the site. The southern part of the site shows significant surface water issues which leads on to the main road of Down Ampney.
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Modelling suggests Surface Water flood risk is present upstream of the Ampney Brook towards Driffield. Modelling also suggests a low surface water flood risk in Down Ampney.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	25>75%
Records of flooding (GCC's Flood Data Register)	Records of highway, fluvial and sewer flooding in South Cerney. Flooding is exacerbated by high flows in the River Churn, and inundation of the sewer system by groundwater. However, a initial review of the Digital Elevation Model suggests the Charlham Farm is not situated in South Cerney's catchment.
Any other known issues	n/a
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	Along the whole west border of the proposed site is the Ampney Brook. This is designated as a main river by the EA
Consenting authority under section 23 of the Land Drainage Act 1991	The Environment Agency
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	The Environment Agency
Gloucester Flood Authority Comments relating to the Water Framework Directive (information EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	Overall: Bad Due to: bad biological quality..... Bad fish quality
GW Vulnerability Zone	The site overlies a Secondary A aquifer.
GW quantitative quality	Good
GW source protection zone	Proposed site is predominately within the SPZ2 Outer protection zone and eastern side is partly SPZ1 Inner zone.
Ecological status of lake(s) within the proposed site catchment	No known lakes.

General Comments / Potential Development Criteria

The landowner has promoted the site, but it does not appear to have mineral operator interest at present. The agent for the landowner has confirmed that as this is the same landowner as the Down Ampney land (SGCW5) it is unlikely to be considered until the planning situation and development of that land can proceed. Therefore it is anticipated that this land might only contribute towards the latter stages of the plan period. Therefore there could be issues surrounding the deliverability of the site.

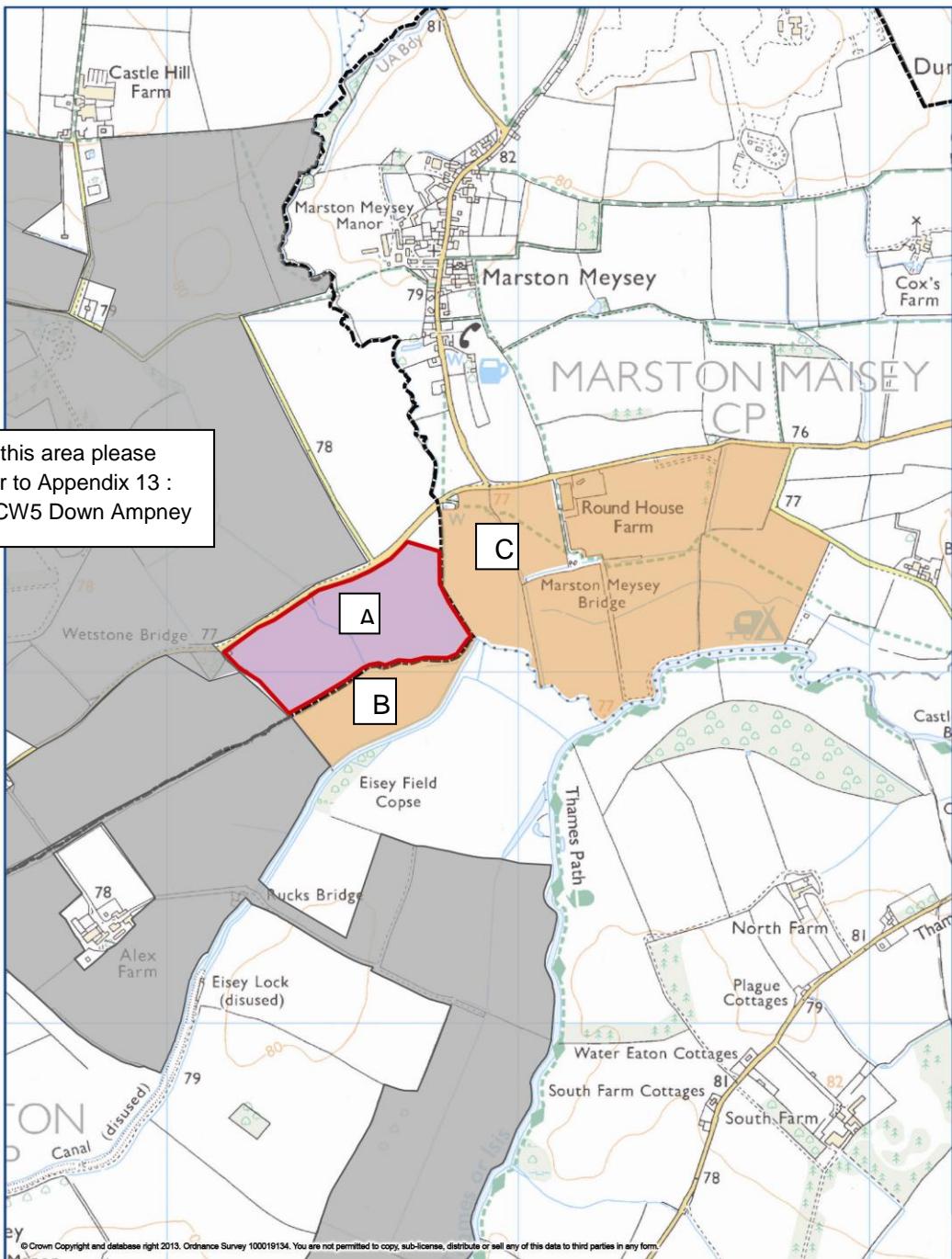
Ecological, archaeological and transport assessments would be required and PRoW would need diverting. The site also falls within the landing zone for RAF Fairford. There is a large percentage of best and most versatile agricultural land to be considered.

There could be flood/hydrological issues which would need addressing. Given the birdstrike issues, restoration could be a challenge to minimise risk considering that this is coincident with a floodrisk zone and wet afteruses are more likely.

Amenity impacts for Down Ampney and Poulton might need to be considered carefully if this site is taken forward. In particular the village settlement protection zone of Down Ampney.

Site Maps and Images

Site Map



Site Images



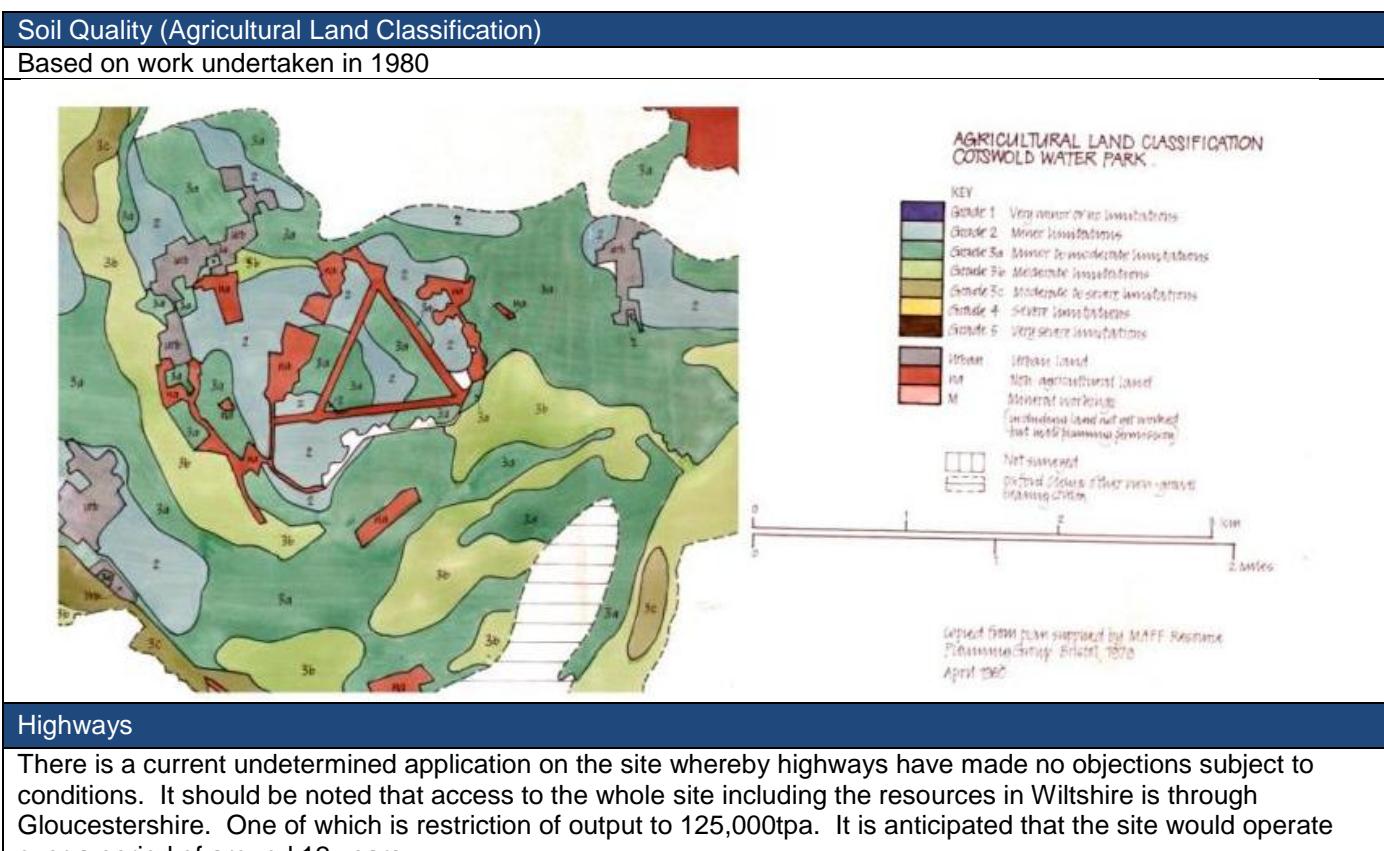
Locational Information

Site Details			
Site Description	Flat agricultural land, bordered by hedgerows. There are very few isolated properties some very distant. Marston Meysey is less than 500m away from the site at the nearest point. The site which the operator wishes to promote also includes an area of land within Wiltshire which has been included for illustrative purposes.		
Planning History	There is an undetermined planning application on this site which includes the adjacent area in Wiltshire and has been submitted jointly to both Gloucestershire County Council (ref 12/0015/CWMAJM) and Wiltshire Council.		
District	Cotswold		
Parish	Down Ampney		
Easting	Glos: 412529 Wilts: 412612	Northing	Glos: 196136 Wilts: 195902
Approximate Site Area (to nearest half hectare)	1		
Type of Mineral	Sand and gravel		
Estimated Yield	Gloucestershire c. 0.6mt Wiltshire c. 0.3mt		
Reasons for inclusion & deliverability related to landownership / operator interest.	The site has been promoted by the mineral operator. N.B. There is land adjacent (Parcel C) to the site at Roundhouse Farm which is currently worked by the same operator who considers that Wetstone Bridge forms a logical continuation of mineral working for that operation.		

Site Assessment Factors/Criteria for Consideration

Landscape	
Landscape Character – National	Upper Thames Clay Vales
Landscape Character – County	River Basin Lowland
Landscape Character – Local	Down Ampney
AONB	The site does not lie within the AONB.

Green Belt	
Comments	The site does not lie within the Gloucester/Cheltenham green belt.

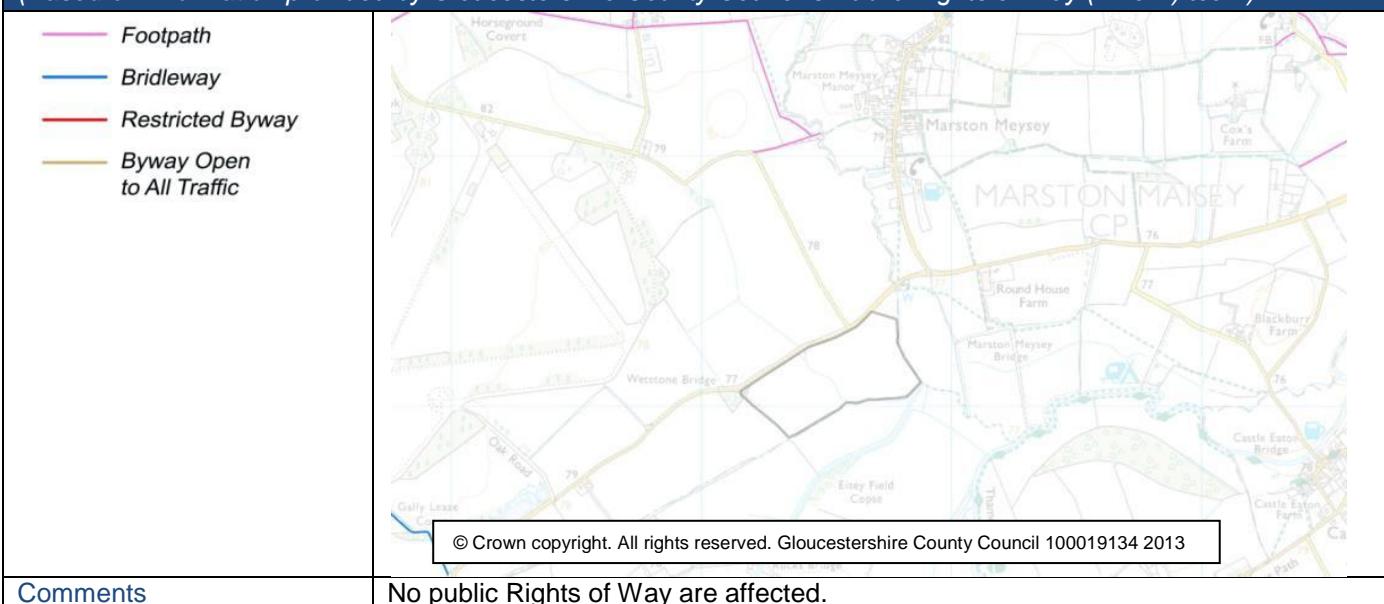


Highways

There is a current undetermined application on the site whereby highways have made no objections subject to conditions. It should be noted that access to the whole site including the resources in Wiltshire is through Gloucestershire. One of which is restriction of output to 125,000tpa. It is anticipated that the site would operate over a period of around 12 years.

Public Rights of Way

(Based on information provided by Gloucestershire County Council's Public Rights of Way (ProW) team)



Sensitive Receptors

Distance from nearest address point	Wetstone Bridge Farmhouse (less than 100m)
Distance from nearest settlement	Marston Maisey (less than 500m at nearest point)

Aerodrome Safeguarding

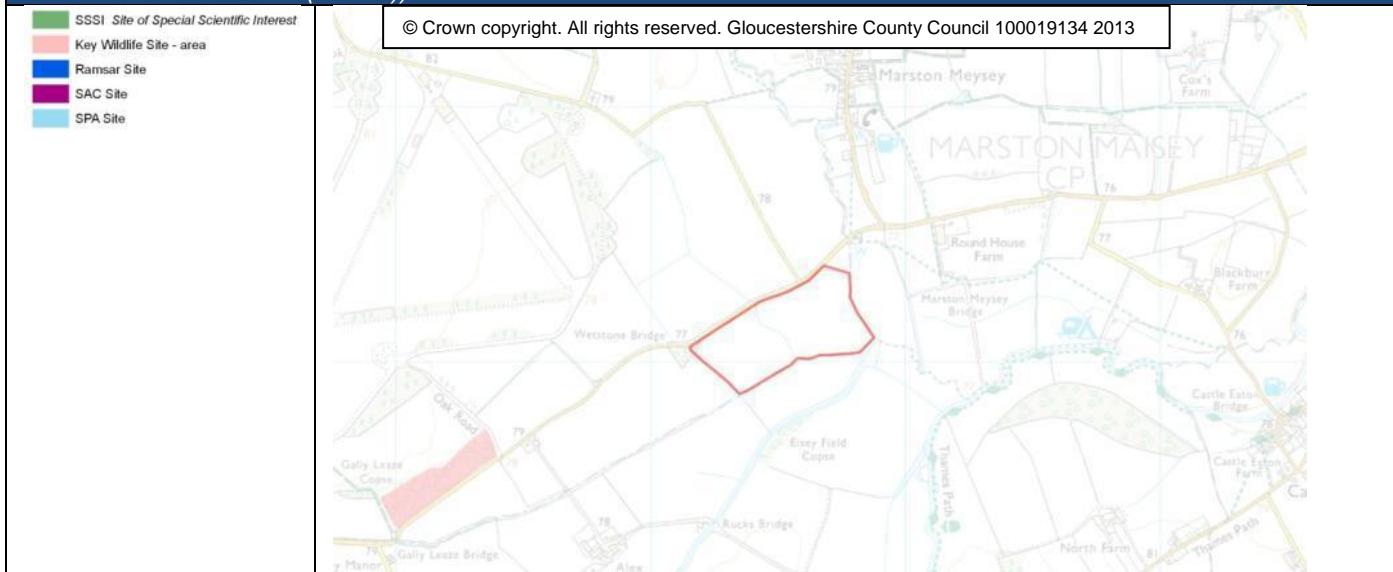
(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))

Comments	The entire site lies within the safeguarding zone for RAF Fairford.
MoD comments	Please consult DIO Safeguarding on any building exceeding 15.2m; This site also falls

	within the technical Instrumental Landing System and DIO Safeguarding please consult DIO Safeguarding is interested in any buildings or structures of metallic or reflective cladding; This also falls within the statutory Birdstrike zone our primary concern relates to the restoration of the quarry site.
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Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))



Parcel A

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Down Ampney Pits KWS, River Thames or Isis Local Wildlife Site (Wilts)
Nearby Strategic Nature Areas and Priority Habitats	Eysey SNA, Roundhouse Farm SNA Coastal & Floodplain Grazing Marsh, River, Lowland Mixed Deciduous Woodland, Lowland Meadow
Nearby Protected & Priority Species	Bat species, hedgehog, harvest mouse, badger, brown hare, grass snake, Roman snail, otter and common toad. Birds including skylark, yellowhammer, reed bunting, hobby, green sandpiper, fieldfare, lapwing, little plover, kingfisher, tree sparrow, greenshank, redwing, Bewick's swan and redpoll.
Key Development Criteria	In respect of the General Development Criteria the presence of Down Ampney Pits KWS and River Thames or Isis Local Wildlife Site (Wilts) are confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded within 1km of the land. The site consists of arable fields with hedgerows/ditches (watercourses). Minerals development here provides an opportunity for biodiversity enhancement. Conserving and enhancing biodiversity within or next to Eysey SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should still be assessed for such impacts at the planning application stage.

Parcel B (Wiltshire)

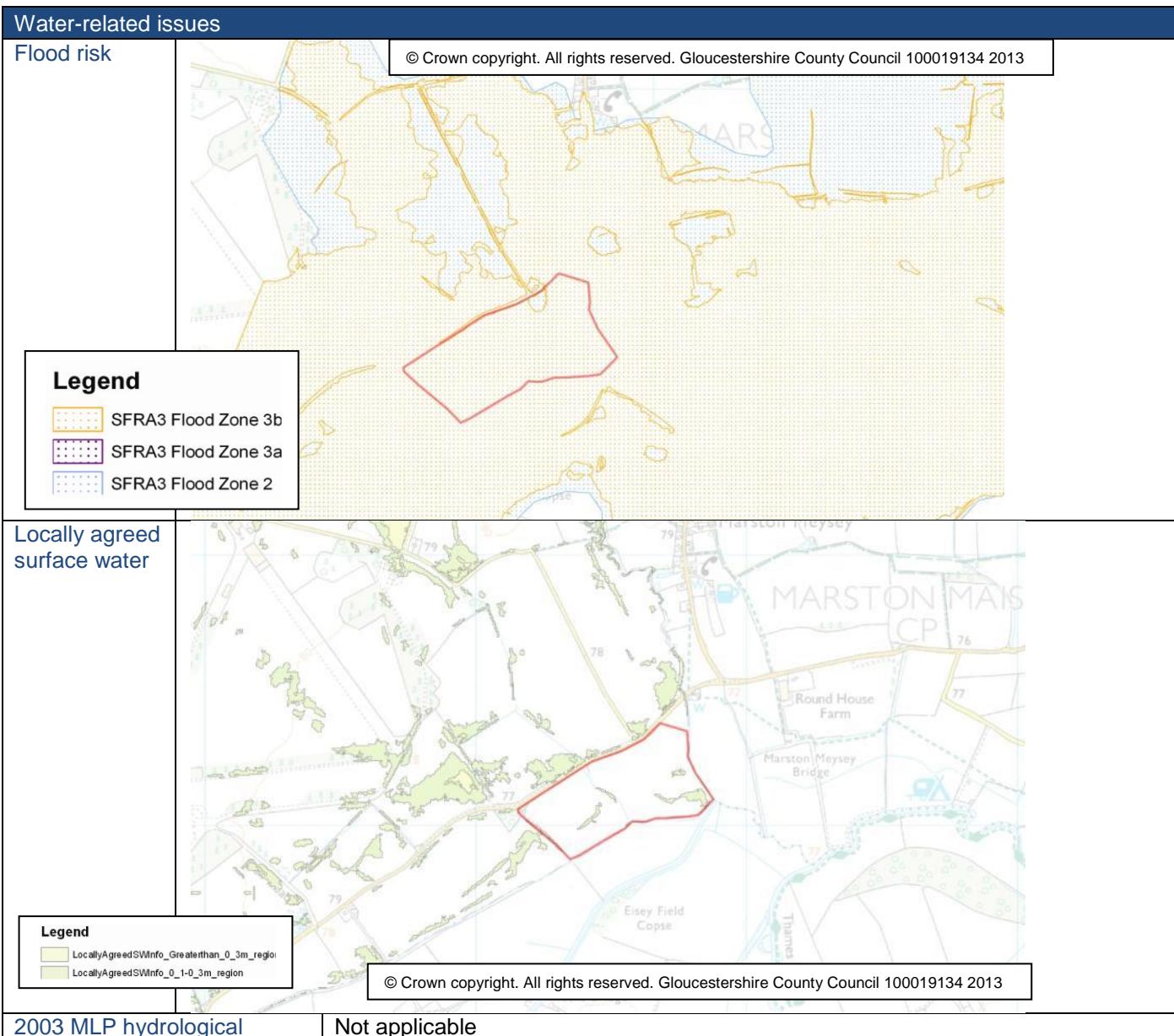
Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally	Down Ampney Pits KWS, River Thames or Isis Local Wildlife Site (Wilts)

Designated Sites	
Nearby Strategic Nature Areas and Priority Habitats	Eysey SNA, Roundhouse Farm SNA Coastal & Floodplain Grazing Marsh, River, Lowland Mixed Deciduous Woodland
Nearby Protected & Priority Species	Bat species, hedgehog, otter, harvest mouse, badger, brown hare, grass snake and Roman snail. Birds including little plover, lapwing, green sandpiper, kingfisher, hobby, skylark, yellowhammer, reed bunting, tree sparrow, fieldfare, Bewick's swan, cuckoo and redwing.
Key Development Criteria	In respect of the General Development Criteria the presence of Down Ampney Pits KWS and River Thames or Isis Local Wildlife Site (Wilts) are confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land. This site in Wiltshire is an arable area that bounds a disused canal with tree lines and ditches (watercourses) also present. Some scope for local biodiversity enhancement particularly in association with the canal and Roundhouse Farm minerals site which is also in Wiltshire. Conserving and enhancing biodiversity within or next to Eysey SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should still be assessed for such impacts at the planning application stage.
Parcel C (Wiltshire)	
Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	River Thames or Isis Local Wildlife Site (Wilts)
Nearby Strategic Nature Areas and Priority Habitats	Eysey SNA, Roundhouse Farm SNA Coastal & Floodplain Grazing Marsh, Lowland Meadow, Lowland Mixed Deciduous Woodland
Nearby Protected & Priority Species	Roman snail, otter, badger, harvest mouse, bat species, hedgehog, brown hare & grass snake, common toad and small heath butterfly. Birds include skylark, kingfisher, little plover, Bewick's swan, yellowhammer, reed bunting, greenshank, green sandpiper, redwing, fieldfare, lapwing, cuckoo, hobby & tree sparrow.
Key Development Criteria	In respect of the General Development Criteria the presence of River Thames or Isis Local Wildlife Site (Wilts) is confirmed as adjacent to the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land. This site in Wiltshire (Roundhouse Farm) has consent for minerals extraction and processing with restoration to nature conservation use. This means that biodiversity enhancement will be delivered here. The site is a material consideration in achieving complimentary biodiversity enhancement for other Wetstone Bridge parcels of land. Conserving and enhancing biodiversity within or next to Roundhouse Farm SNA is a relevant consideration in restoration and after-care schemes for minerals development associated with this site. Restoration and after-care must take account of safeguarding aircraft using RAF Fairford from an unacceptable risk of bird strike. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should still be assessed for such impacts at the planning application stage.

Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There are no constraints within the stated boundary. There are no constraints within 250m of the stated boundary.

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Previous advice which is still valid, or any	No advice previously provided in connection with the Minerals Local Plan. Assessment and evaluation on this site was recommended and undertaken in 2008-9 in

changed circumstances.	connection with an application. Mitigation secured by a planning condition was recommended but the application has not yet been determined.
Nearby heritage assets	Area A: No designated or undesignated heritage assets are recorded on this site. The archaeological evaluation identified an Iron Age settlement and other features. Area B: (Wilts) This area is archaeologically sensitive, located directly north of an extensive Romano-British settlement which is a Scheduled Monument. Archaeological evaluation in relation to a previous undetermined application revealed a range of archaeological features from prehistoric to Post-Medieval.
The site distance from any historic feature set out above.	Evidence of earlier settlement and land use is present in the form of settlement enclosures, field systems and other features identified by aerial survey in the surrounding landscape.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type A3m: Regular organised enclosure ignoring former open field cultivation patterns. No HLC data is available yet for Wiltshire.
Mitigation	Evaluation completed. Mitigation (by excavation) recommended in respect of current planning application. Site lies within setting of adjacent scheduled monument.
Key Development Criteria	An agreed mitigation strategy to cover archaeological excavation and recording of other identified assets to an appropriate level. Consideration of the impact on the setting of the adjacent scheduled monument, followed by measures to mitigate this impact.



comments	
Contaminated Land	There are no landfills identified on the EA's historic landfill GIS layer within the boundaries or within 250m of any of the parcels (in Gloucestershire). Any details relating to potential landfills outside the county boundary are unknown.
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Low flood risk to site
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Modelling suggests surface water issues exists to the north of all sites, this is towards Meysey Hampton which is situated at a higher elevation. The issues exists along offline drainage ditches.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	>75%
Records of flooding (GCC's Flood Data Register)	The site is found within the upper catchment of the Cricklades, a Wiltshire Settlement. No known reports of flooding. Flooding has been recorded in Down Ampney. However, the sites' elevations are lower than Down Ampney village.
Any other known issues	n/a
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	The Ampney Brook, an EA designated main river flows along the western border of Down Ampney Estate's Site A. The Marston Meysey Brook, an EA designated main river flows along the north-eastern border of the Down Ampney Estate's Site C, and the Wetstone
Consenting authority under section 23 of the Land Drainage Act 1991	EA
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	EA
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	Marston Meysey Brook: Good Ampney and Poulton Brooks: Bad (Fish: Bad)
GW Vulnerability Zone	The site overlies a Secondary A aquifer.
GW quantitative quality	Good
GW source protection zone	The sites are within zones 1, 2 and 3.
Ecological status of lake(s) within the proposed site catchment	No WFD data for lakes.

General Comments / Potential Development Criteria

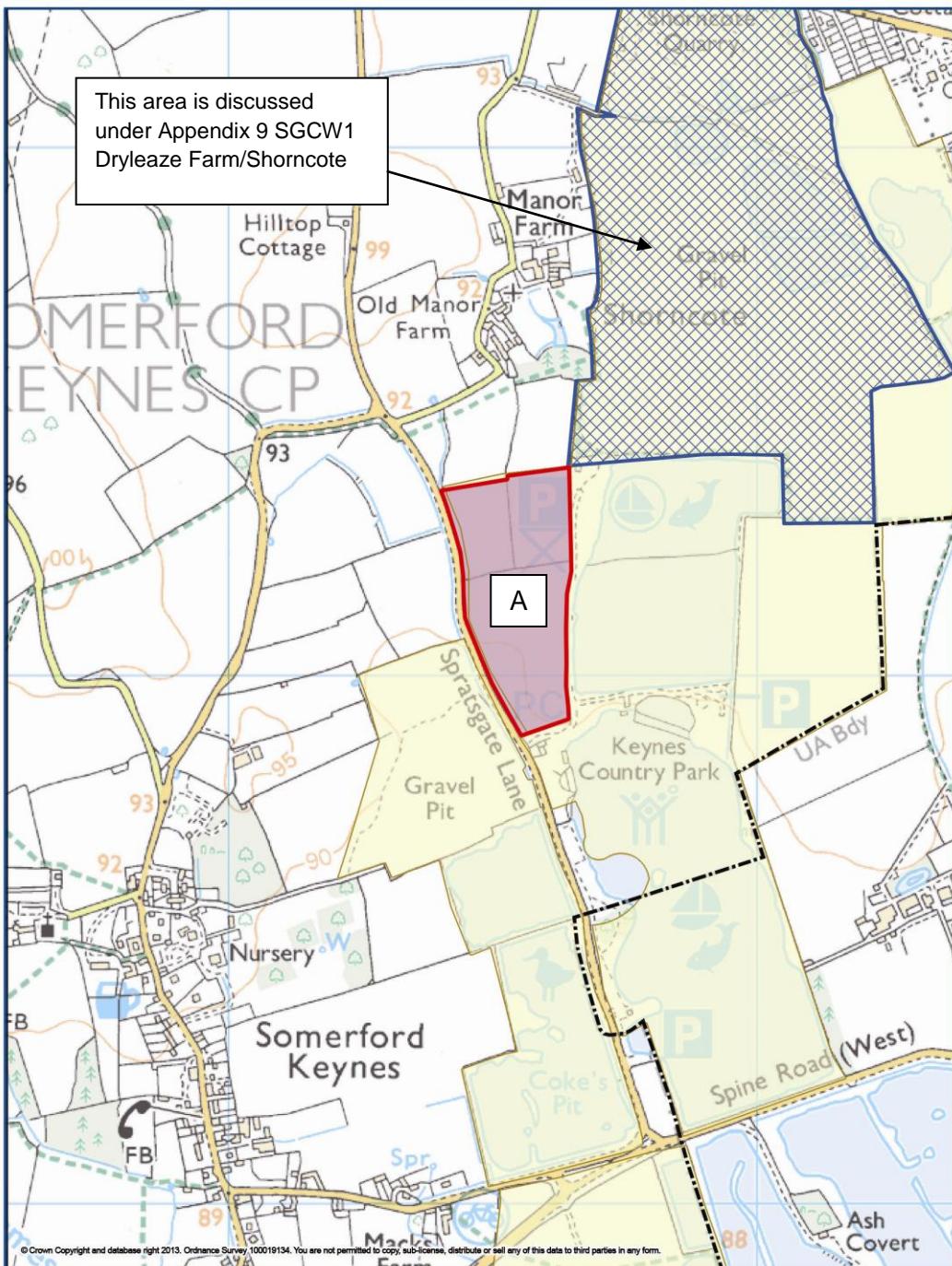
As this is a currently planning application the various issues associated are being considered as part of that process. Notwithstanding the outcome of the planning application, the following issues may need to be addressed:

- Birdstrike/restoration proposals and landing requirements for RAF Fairford.
- Archaeology
- Ecology
- Water protection/Flood risk
- Highways

In particular there is a need to strike a balance between restoration proposals that minimise the risk of birdstrike but do not increase floodrisk in the area. If planning permission is granted the site would make a contribution to both the landbank and productive capacity for a large part of the plan period.

Site Maps and Images

Site Map



Site Images



Locational Information

Site Details			
Site Description	Three fields of flat pastureland bordered by hedgerows. The site is adjacent to the Keynes Country Park to the east and Spratsgate Lane to the west. The settlement of Shorncote is around 200m to the north at the closest point.		
District	Cotswold		
Parish	Somerford Keynes		
Easting	402539	Northing	196177
Approximate Site Area (to nearest half hectare)	9		
Type of Mineral	Sand and Gravel		
Estimated Yield	283,000 tonnes (taken from planning application 09/0014/CWMAJM)		
Reasons for inclusion & deliverability related to landownership / operator interest.	Submitted by mineral operator and there is a current application submitted on the site which suggests it is deliverable from a landowner/operator point of view.		
Planning History	<p>Gloucestershire County Council as the MPA included this site as a preferred area in its Deposit Draft Minerals Local Plan and Revised Deposit Draft Minerals Local Plan. However, the Inspector recommended in his Inspectors Report that the site be deleted from the plan. The MPA agreed to the recommendation to delete the site, but stated in the Gloucestershire County Council Consideration of the Inspector's Report that "Removal of the Preferred Area does not rule out the possibility of an application coming forward however it would have to satisfy the policies of the Plan. And in particular considered against the criteria of Policy A4."</p> <p>A planning application was submitted in 2008 (08/0016/CWMAJM) to extract sand and gravel, but later withdrawn.</p> <p>A further application (<i>Progressive extraction and processing of sand and gravel with restoration using imported inert fill to a mix of wetland, grassland and recreational use, together with replacement visitor parking and access for the Keynes Country Park</i>) was submitted in 2009 and granted approval in 2010. However the decision was quashed in 2012 by the High Court due to a procedural technicality and the same application has been resubmitted and is currently being consulted upon with a decision expected in the near future.</p>		

Site Assessment Factors/Criteria for Consideration

Landscape	
Landscape Character – National	Upper Thames Clay Vales
Landscape Character – County	River Basin Lowlands
Landscape Character – Local	Somerford Keynes
AONB	The site does not lie within the AONB.

Green Belt	
Comments	The site is not located within the Gloucester/Cheltenham green belt.

Soil Quality (Agricultural Land Classification)

Based on work undertaken in 1980



Highways

There is a current application on the site which proposes an extraction rate of 80,000 tonnes per annum over a period of 3.5 to 4 years.

Spratsgate Lane has previously been regularly used by HGVs when Spratsgate quarry was operating which is located opposite the proposed site.

Additionally Spratsgate Lane is regularly used by HGVs and currently there are no highways restrictions on Spratsgate Lane restricting its use of HGVs.

The County Highways representative has made no objection to the proposal and did not raise any concerns relating to the proposed vehicle movements, or road safety issues and only made recommendations for planning conditions relating to the construction of the sites access, car parking and wheal cleaning facilities.

Public Rights of Way

(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)

Footpath

Bridleway

Restricted Byway

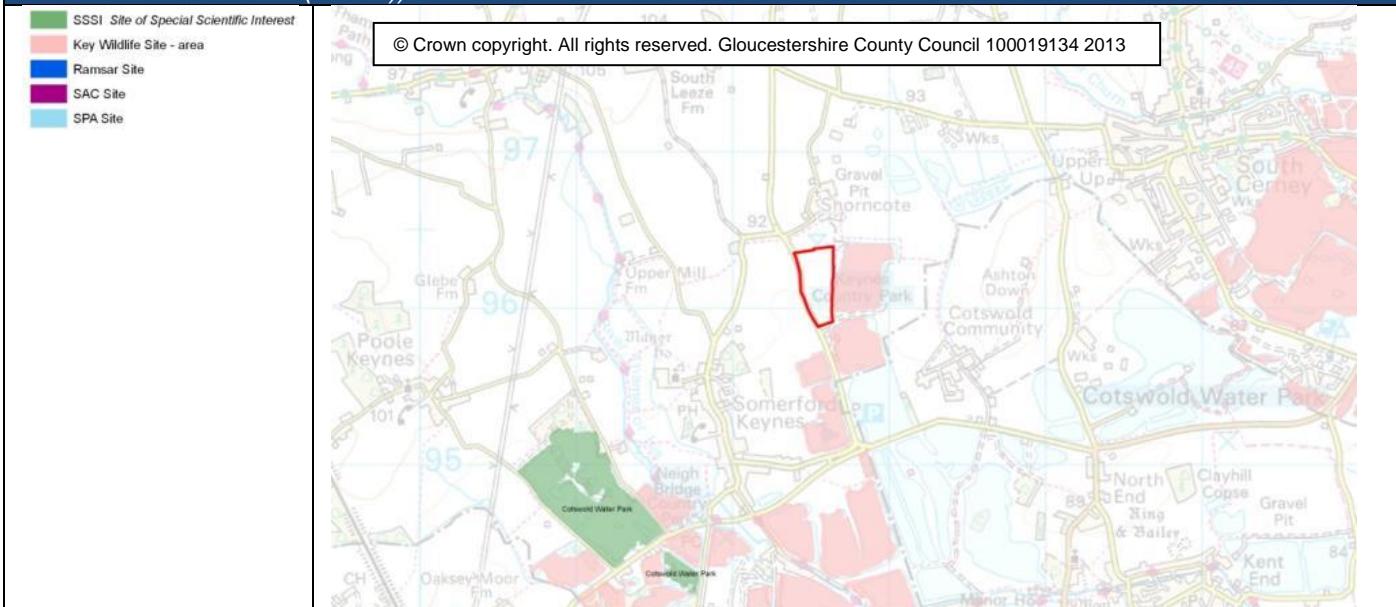
Byway Open to All Traffic

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Sensitive Receptors	
Distance from nearest address point	Waterlands Outdoor Pursuits (less than 50m)
Distance from nearest settlement	Shorncote (less than 250m)

Aerodrome Safeguarding <i>(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))</i>	
Comments	The entire site lies within the safeguarding zone for RAF Fairford.
MoD comments	Please consult the DIO Safeguarding on any building exceeding 91.4m; This also falls within the statutory Birdstrike zone our primary concern relates to the restoration of the quarry site.

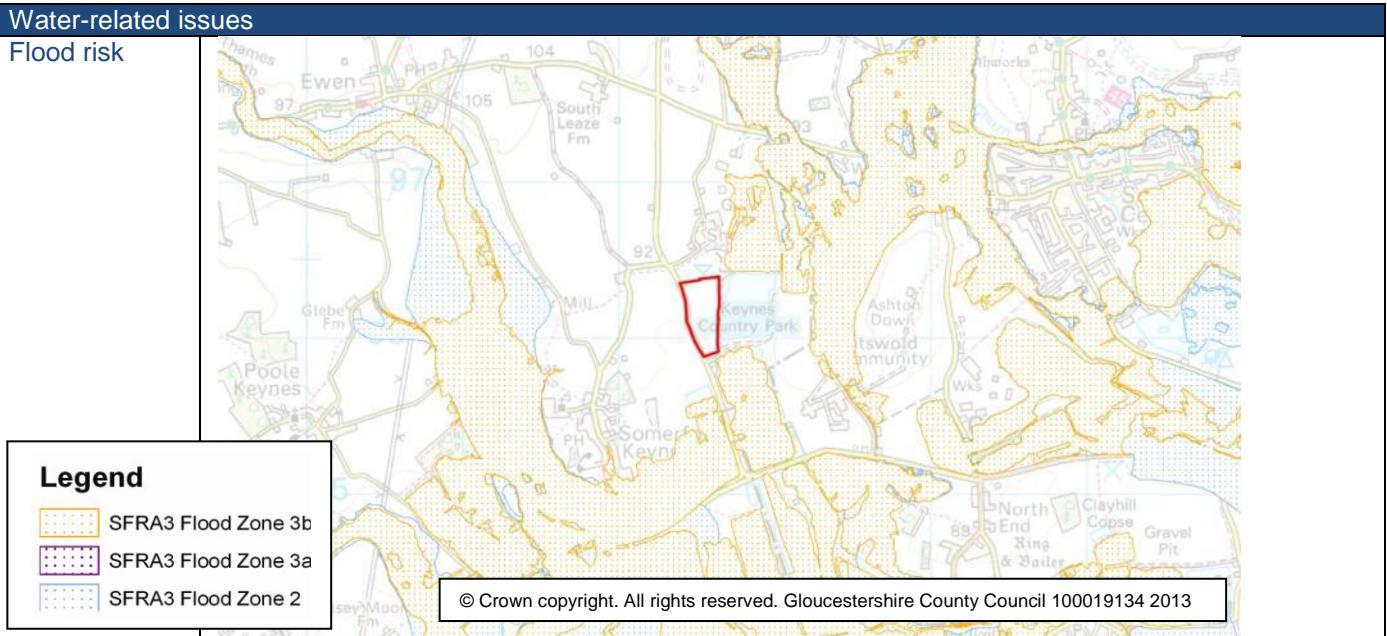
Ecology/Biodiversity
(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))

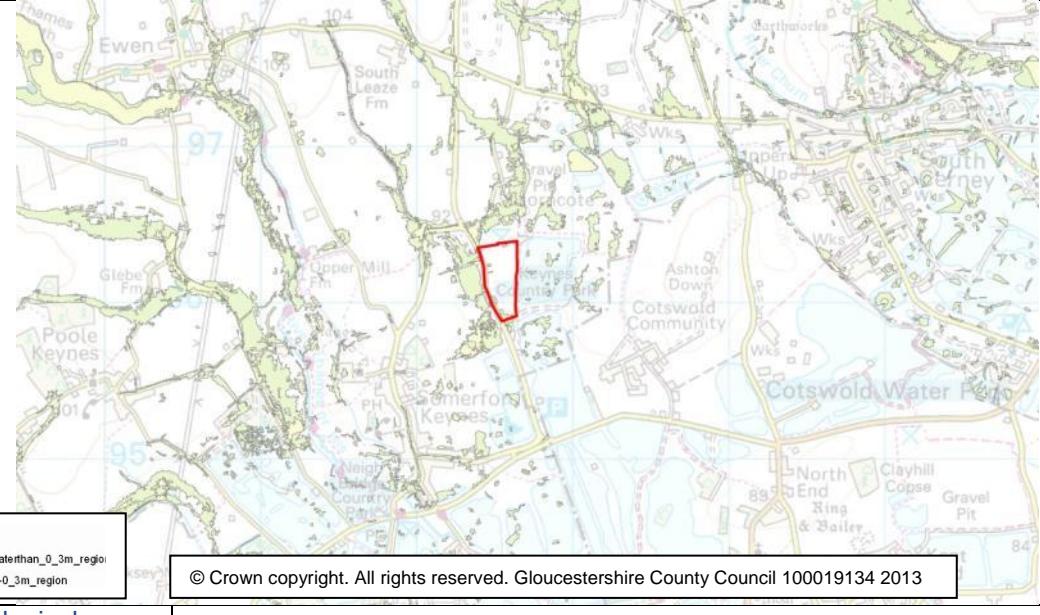


Parcel A	
Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Cotswold Water Park KWS
Nearby Strategic Nature Areas and Priority Habitats	Shorncote SNA Coastal & Floodplain Grazing Marsh, Reedbed, Lowland Meadow, Traditional Orchard
Nearby Protected & Priority Species	Bat species, water vole, badger, hedgehog, harvest mouse, polecat, otter, grass snake, great crested newt and adder. Grizzled skipper, small heath, small blue & wall butterfly, plus grey dagger, cinnabar & white ermine moth. Birds including redwing, fieldfare, little plover, common greenshank, green sandpiper, lapwing redpoll, cuckoo, yellowhammer, hobby, spotted flycatcher, whimbrel, house sparrow, tree sparrow, grey partridge, Cetti's warbler, reed bunting, black-tailed godwit, skylark, grasshopper warbler, bittern, quail, turtle dove, barn owl & yellow wagtail.
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Cotswold Water Park KWS is confirmed as adjacent to the land. Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>The site consists of agriculturally improved pasture of low species diversity. The field boundaries have species-poor hedgerows with some trees present. Minerals development could provide a mechanism to deliver biodiversity enhancement within or next to Shorncote SNA which is a relevant consideration in restoration and after-care schemes.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There are no constraints within the stated boundary or within 250m of the stated boundary. There is no specific advice for key development criteria.

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Previous advice which is still valid, or any changed circumstances.	According to our records a planning permission (GCC ref: 09/0014/CWMAJM; our ref: CDC/09/00556/CPO) was granted in July 2010, but subsequently quashed following a judicial review. Archaeological evaluation was undertaken in 2007 – 8. A mitigation strategy for archaeological excavation of the whole site was agreed and a first phase of fieldwork in the southernmost two-thirds was undertaken in 2011; an interim report was produced in 2012. About a third of the site remains to be excavated; a report will be required covering the whole of the excavation.
Nearby heritage assets	No designated heritage assets are recorded on the site. Extensive evidence of prehistoric activity has been identified by evaluation (see above).
The site distance from any historic feature set out above.	The surrounding landscape contains extensive evidence of past human settlement, particularly of the prehistoric and Roman periods.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type A2: Less regular enclosure partly reflecting former un-enclosed cultivation patterns e.g. medieval open fields
Mitigation	Prehistoric activity has been identified and partially excavated.
Key Development Criteria	The remainder of the agreed mitigation strategy (archaeological excavation across the whole of the extraction area) will need to be completed, and an appropriate programme of analysis and report production undertaken.



Locally agreed surface water	
2003 MLP hydrological comments	Not applicable
Contaminated Land	<p>There are no landfills identified on the EA's historic landfill GIS layer within the boundary. However there is a site identified on the opposite side of Spratsgate Lane. The licence was issued in 1991 and the data suggests inert, industrial, commercial and liquid/sewage sludge. There is also a comment which states <i>No Licence, Two extraction sites north and south of road. In 1979 planning permission refused for sites to be filled with inert material for restoration to agricultural land.</i> The site itself incorporates an area previously permitted for mineral extraction (CT.758/F).</p>
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Low flood risk
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Modelling suggests a vast extent of surface water flooding in the fields to the west of the Spratsgate Lane site.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	25>75%
Records of flooding (GCC's Flood Data Register)	No known reports of flooding locally.
Any other known issues	n/a
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	<p>An ordinary watercourse/drain flows along the western border of the site on the opposite side of the road.</p> <p>Another drain flows through the northwest corner.</p>
Consenting authority under section 23 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	The Lead Local Flood Authority (GCC)
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	No WFD data on local watercourse.
GW Vulnerability Zone	The site overlies a Secondary A aquifer.
GW quantitative quality	Good
GW source protection zone	Zones 3 and 2 present at site
Ecological status of lake(s) within the proposed site catchment	No WFD data for lakes

General Comments / Potential Development Criteria

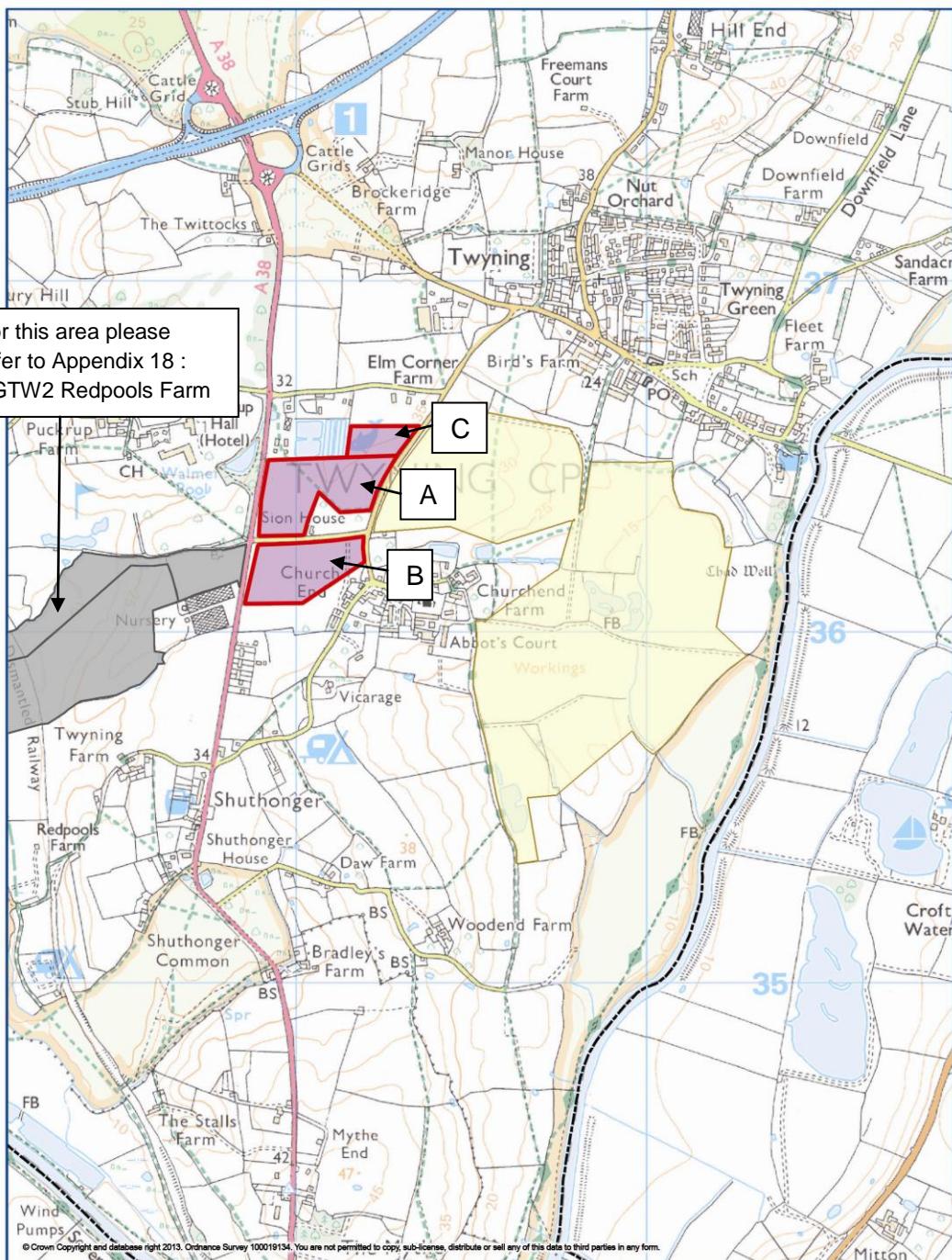
Notwithstanding the outcome of the planning application, the following issues may need addressing. These include:

- Highways
- Amenity to users of the Country Park
- Ecology
- Archaeology
- Water protection
- Birdstrike
- Agricultural land quality

Many of these matters are being considered and potentially addressed through the current planning application. If the permission is granted the site could contribute towards the landbank early in the plan period. Albeit a relatively small reserve strategically given the requirements of the future plan period. Nevertheless given the limited amount of sites coming forward and the addition to productive capacity for 3-4 years the site makes some contribution towards the plan requirements overall. It should also be noted that the NPPF also points towards not having all reserves tied up in a few sites due to competition and flexibility (Paragraph 145).

Site Maps and Images

Site Map



Potential Site Allocations

Existing Quarry

Historic Permission

Out of County



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Locational Information

Site Details	
Site Description	The site is located near Tewkesbury in the borough of Tewkesbury. There is a highway running through parcels A and B. All three parcels also abut the lane running between Twynning and Church End. At present all three parcels are worked as farmland. To the north of Parcel A and adjacent to Parcel C is a fishing complex with associated holiday lodges. There are a number of properties nearby including Sion House on Page's Lane (adjacent to Parcel A) and some properties South of Parcel B associated with the hamlet of Church End.
Planning History	There have been a number of applications (including Parcels A and B) for sand and gravel refused at the site dating back to the late 1980s. A further planning application has been submitted (ref 13/0017/TWMAJM) on Parcel B but is as yet undetermined.
District	Tewkesbury
Parish	Twynning

Easting	A) 389083 B) 389008 C) 389237	Northing	A) 236417 B) 236178 C) 236551
Approximate Site Area (to nearest half hectare)	A) 6 B) 5 C) 1		
Type of Mineral	Sand and gravel. The operator makes particular note that the sand is derived from silica sand. While not a specialist silica sand it nevertheless may have uses over and above that provided from the sharp sand from the Upper Thames Valley.		
Estimated Yield	A) c. 200,000 tonnes B) c. 100,000 tonnes C) estimated c. 50,000tonnes		
Reasons for inclusion & deliverability related to landownership / operator interest.	The site has been promoted by the mineral operator. Parcels A and B are in the ownership of the operator. The history of the site includes several past refusals and a dismissed appeal. The outcome of the current planning application on parcel B will have a significant bearing on whether these sites are generally deliverable.		

Site Assessment Factors/Criteria for Consideration

Landscape

Landscape Character – National	Severn and Avon Vales
Landscape Character – County	Unwooded Vale
Landscape Character – Local	Twyning Hills
AONB	The site does not lie within the AONB.

Green Belt

Comments	The site does not lie within the Gloucester/Cheltenham green belt.
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Soil Quality (Agricultural Land Classification)

The planning application for Parcel B (Ref 13/0017/TWMAJM) suggests that this parcel is Grade 2 agricultural land, but that it is below the lower threshold at which DEFRA would normally have an interest.

Highways

In comments to the current planning application for land within Parcel B, the Highways Authority have indicated that there is sufficient capacity within the network to accommodate the proposed movements but that junction improvements to the junction between Page's Lane and the A38 and a legal agreement would be required. Highways has never been a reason for refusal on previous planning applications to this site.

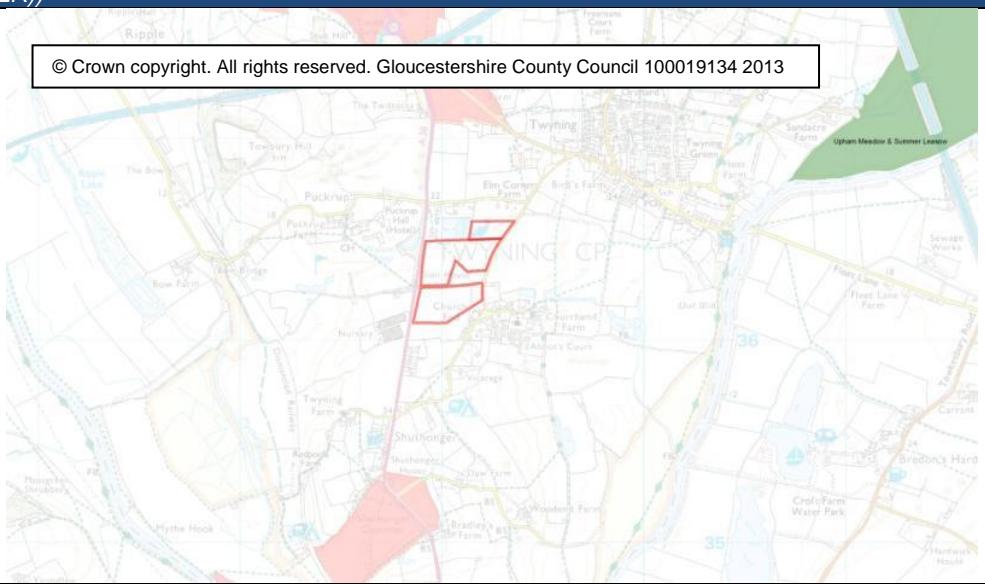
Public Rights of Way

(Based on information provided by Gloucestershire County Council's Public Rights of Way (PROw) team)

<ul style="list-style-type: none"> Footpath Bridleway Restricted Byway Byway Open to All Traffic 	
Comments	Path affected is ATW 36/1 outlined in Parcel A. Diversion of this path would be necessary. Mineral developments could well offer opportunity of enhancement but at this stage and

	without checking on the ground or consulting the parishes it is too early to be exact.
Sensitive Receptors	
Distance from nearest address point	Parcel A – Sion House (less than 20m) Parcel B – Sion House (less than 20m) Parcel C – Elm Corner Farm (less than 100m)
Distance from nearest settlement	Parcel A – Church End (approx 200m) Parcel B – Church End (less than 50m) Parcel C – Church End (less than 350m)

Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The site does not lie within a known aerodrome safeguarding zone.
MoD comments	No Objection this site falls outside of a safeguarding area.

Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
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Parcel A

Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Bockeridge Common KWS plus Ripple Brook LWS (Worcestershire)
Nearby Strategic Nature Areas and Priority Habitats	Twyning SNA, Bushley SNA Traditional Orchards, Coastal & Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, Wood-pasture and parkland
Nearby Protected & Priority Species	Badger, polecat, hedgehog, pipistrelle bat and cinnabar moth
Key Development Criteria	In respect of the General Development Criteria the presence of Bockeridge Common KWS and Ripple Brook LWS (Worcestershire) are confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded adjacent and within 1km of the land. This site is an arable field with some hedgerow boundary interest. There is an opportunity for some local biodiversity enhancement here in connection with minerals development. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should be assessed for such impacts at the planning application stage.

Parcel B

Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally &	None

Nationally Designated Sites	
Nearby Locally Designated Sites	Bockeridge Common KWS, Ripple Brook LWS (Worcestershire)
Nearby Strategic Nature Areas and Priority Habitats	Twynning SNA, Bushley SNA Traditional Orchards, Coastal & Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, Wood-pasture and Parkland
Nearby Protected & Priority Species	Badger, hedgehog and cinnabar moth
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Bockeridge Common KWS and Ripple Brook LWS (Worcestershire) are confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded adjacent and within 1km of the land.</p> <p>This is an arable field with some hedgerow boundary interest. There is an opportunity for some local biodiversity enhancement here in connection with minerals development.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should be assessed for such impacts at the planning application stage.</p>

Parcel C

Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	Bockeridge Common KWS, Ripple Brook LWS (Worcestershire)
Nearby Strategic Nature Areas and Priority Habitats	Twynning SNA Traditional Orchards, Wood-pasture and parkland, Coastal & Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland,
Nearby Protected & Priority Species	Badger, polecat, hedgehog, pipistrelle bat and cinnabar moth
Key Development Criteria	<p>In respect of the General Development Criteria the presence of Bockeridge Common KWS and Ripple Brook LWS (Worcestershire) is confirmed as within 1km of the land. Priority habitats plus protected and/or priority species have been recorded within 1km of the land.</p> <p>This is an arable field with some hedgerow boundary interest. There is an opportunity for some local biodiversity enhancement here in connection with minerals development.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development proposal for this land should be assessed for such impacts at the planning application stage.</p>

Geodiversity

(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)

Comments	<p>There are no constraints within the stated boundary.</p> <p>There are no constraints within 250m of the stated boundary.</p>
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Archaeology and the Historic Environment

(Based on information provided by Gloucestershire County Council's Archaeology team)

Previous advice which is still valid, or any changed circumstances.	<p>No advice has previously been provided in connection with the Minerals Local Plan. A number of pre-application enquiries and an EIA screening have been received for these sites. Planning applications made in 1999 and 2000 for mineral extraction were refused, in both cases assessment and evaluation of the archaeological impact was recommended but not undertaken.</p> <p>A desk-based assessment of both sites was commissioned in 2007 in connection with a proposal for mineral extraction, and in 2012 a partial geophysical survey of the southernmost area was undertaken.</p>
Nearby heritage assets	Areas A and B: No designated or undesignated heritage assets are recorded on either site.
The site distance from any historic feature set	Evidence of earlier settlement and land use is present in the form of enclosures and other boundaries identified by aerial survey to the west and east of the sites.

out above.	The sites lie between Puckrup and Twynning; the impact of mineral extraction on the setting of listed buildings within both settlements will be an issue to be addressed. The medieval church in Twynning is a Grade II* building, and this village is also designated a Conservation Area. There may be setting impacts on other unlisted structures in the area – Sion House for example is not recorded in the HER and the significance of this building has therefore not been considered.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type A4f – less regular organised enclosure partly reflecting former unenclosed cultivation patterns. Probably 18 th century or later in date.
Mitigation	The archaeological interest in this site is as yet uncertain. Evidence from the surrounding landscape suggests the presence of early settlement. Evaluation will be required to establish the extent and significance of any heritage assets present. The setting of adjacent listed buildings and conservation areas will require assessment.
Key Development Criteria	Pre-determination assessment/evaluation to an agreed brief. An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Archaeological recording of other identified assets to an appropriate level. 3) Consideration of the impact on the setting of designated heritage assets in Puckrup and Twynning followed by measures to mitigate this impact.

Water-related issues	
Flood risk	 <p>Legend</p> <ul style="list-style-type: none"> SFRA3 Flood Zone 3b SFRA3 Flood Zone 3a SFRA3 Flood Zone 2 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
Locally agreed surface water	 <p>Legend</p> <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_1-0_3m_region <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
2003 MLP hydrological comments	Not applicable
Contaminated Land	There are no landfills identified on the EA's historic landfill GIS layer within the

	boundary. However there is an area indicated on land associated with former minerals permissions at Abbot's Court Farm/Church End Farm. The boundary to the north and south is slightly greater than that of the original minerals permission (T.3867 & T.3867/g). The EA data has a comment which states <i>Private unlicensed – the site was never used as a landfill</i> . However, there have been several permissions associated with Abbot's Court Farm which relate to importation of inert soils for agricultural improvements.
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Low flood risk.
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Modelling suggests surface water issues exists to the east of all sites past Churchend Farm where several ponds are located.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	25>75%
Records of flooding (GCC's Flood Data Register)	3 reports of flooding in the immediate area of the Redpool's Lane sites: 2 - highway flooding due to insufficient drainage of runoff, 1 - unknown cause/source or flooding. Reports have been made by locals of surface water runoff coming from the higher ground where the sites are located. The additional runoff has said to exacerbate issues in the Twyning Village. Twyning Village has 4 reports of flooding: 2 of the reports have no sources / cause of flooding stated, 1 report of highway flooding, 1 report of sewer flooding
Any other known issues	A resident from Fleet Road has expressed concerns that surface water coming from the direction of the Redpool's Farm and A38 towards the River Avon through the fields to the East of the sites was close to inundating her property. A preliminary screening of the Digital Elevation Model of the area would suggest surface water would take the route described by the concerned resident. The Locally Agreed Surface Water Information supports this initial vetting.
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	An ordinary watercourse and a main river (Mythe Brook) flows through the Redpool's farms.
Consenting authority under section 23 of the Land Drainage Act 1991	Mythe Brook: EA Ordinary watercourse: The Lead Local Flood Authority (GCC)
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	Mythe Brook: EA Ordinary watercourse: The Lead Local Flood Authority (GCC)
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	Mythe Brook: Moderate ecological status Due to: Physico Chemical Quality: Moderate Dissolved oxygen: Good Phosphate: Moderate
GW Vulnerability Zone	All three parcels overlie a Secondary A – Aquifer.
GW quantitative quality	Good
GW source protection zone	Not within a designated Groundwater source protection zone
Ecological status of lake(s) within the proposed site catchment	No WFD data for lakes

General Comments / Potential Development Criteria

Assessments would be required for ecology and archaeology and any potential issues overcome. There could potentially be hydrological issues.

PRoW are affected.

Highways improvements would be required.

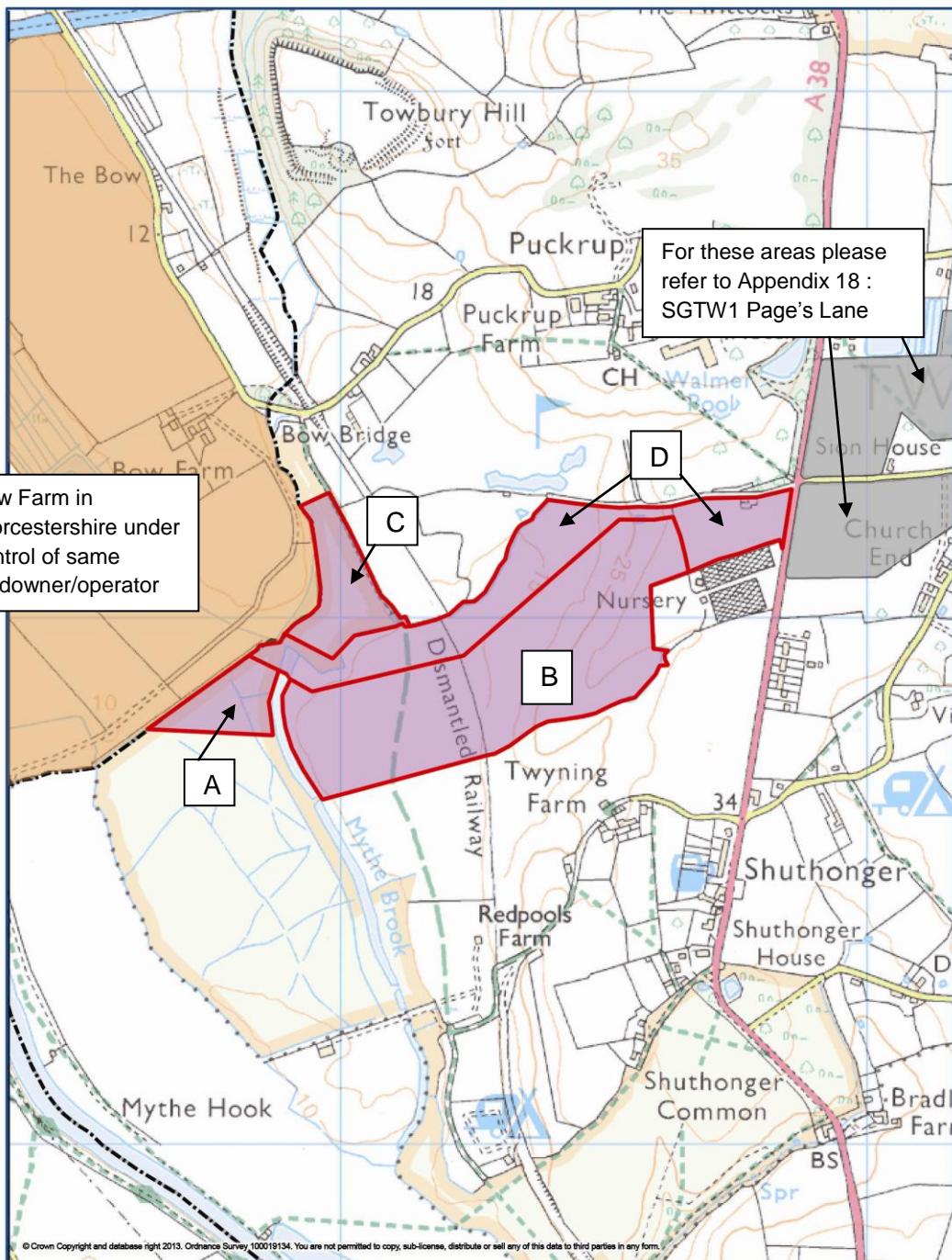
Agricultural land quality to be considered.

Taken individually these parcels have a relatively small yield for allocation as Preferred Areas, given the strategic scale of provision for S&G required. Nevertheless given the different mineralogy of this resource compared to other sand & gravel resources in Gloucestershire and also the potential to provide material for local supply are matters to consider whether any of these sites should be allocated in the plan.

Amenity of local properties has been a key reason for the refusal of previous applications to work sand and gravel at the site. The ability of an operator to devise a scheme to work this site in such a way as to minimise potential impacts is critical as to whether any of these parcels can either be allocated or would succeed in obtaining planning permission in the future. Therefore deliverability of this issue is a key matter to consider regarding the suitability of the site. It should be noted that for parcel B the issues will be considered through the currently planning application.

Site Maps and Images

Site Map



■ Potential Site Allocations

■ Existing Quarry

■ Historic Permission

■ Out of County

500 yards 500 metres

Gloucestershire
COUNTY COUNCIL

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MW030_17

Site Images



Locational Information

Site Details

Site Description	An area on successive river terraces adjacent to the River Severn floodplain. Areas A and C are flat and low lying adjacent to drainage channels. Area B includes land west of this but rises to higher land above the floodplain. Area D is on a higher terrace. Most of the land is pasture while the higher stages such as D are arable. Area D is near to properties and a working nursery. Area A and C become more distant from properties. The central area of D is potentially sand and gravel bearing land but the applicant envisages it being safeguarded as an access route for Parcels A and C and in other longer-term a more significant minerals resource (2.5mt estimate) at Bow Farm in Worcestershire.		
District	Tewkesbury		
Parish	Twyning		
Easting	A) 387797 B) 388269 C) 387997 D) 388392	Northing	A) 235861 B) 235871 C) 236071 D) 236133
Approximate Site Area (to nearest half hectare)	A) 2 B) 18 C) 3 D) 9		
Type of Mineral	Sand and Gravel		
Estimated Yield	Combined estimate of all parcels to be around 450,000-500,000 tonnes according to the operator.		
Reasons for inclusion	It has been promoted by the landowner/operator through the call for sites process.		

& deliverability related to landownership / operator interest.	Timescales for planning and deliverability might have associations with the Page's Lane site (see Appendix 17).
Planning History	There is no mineral planning history for the site.

Site Assessment Factors/Criteria for Consideration

Landscape

Landscape Character – National	Severn and Avon Vales
Landscape Character – County	Unwooded Vale and River Meadows
Landscape Character – Local	Twyning Hills and Mythe Meadows
AONB	The site does not lie within the AONB.

Green Belt

Comments	The site is not located within the Gloucester/Cheltenham green belt.
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Soil Quality (Agricultural Land Classification)

No information currently available.

Highways

There is no highways history for this site. However the applicant has suggested that access at Parcel D onto the A38 to access all resources including land at Bow Farm (which the operator controls) in Worcestershire. It is likely that the same requirements apply as for Page's Lane in that there is sufficient highways capacity but significant junction improvements would be required. The Highways Authority provided the additional comments: *There would appear to be sufficient capacity within the network A38/M50, to accommodate the proposed movements, however this would require a Transport assessment to determine suitability and any mitigation, a safe and suitable access would be required onto the A38.*

Public Rights of Way

(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)

<ul style="list-style-type: none"> — Footpath — Bridleway — Restricted Byway — Byway Open to All Traffic 	<p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p> 
Comments	The path affected is ATW 37/1 outlined on Parcels B & C. Diversion of this path would be necessary. Mineral developments could well offer opportunity of enhancement but at this stage and without checking on the ground or consulting the parishes it is too early to be exact.

Sensitive Receptors

Distance from nearest address point	Parcel A – Bow Farm (less than 500m) Parcel B – Far End (less than 50m) Parcel C – Dadsley Cottage (less than 200m) Parcel D – Fairfield (within site boundary)
Distance from nearest settlement	Parcel A – Puckrup, Bow and Shuthonger are less than 1km Parcel B – Puckrup and Churchend are less than 500m Parcel C – Puckrup, Bow and Shuthonger are less than 1km Parcel D – Puckrup and Churchend are less than 500m

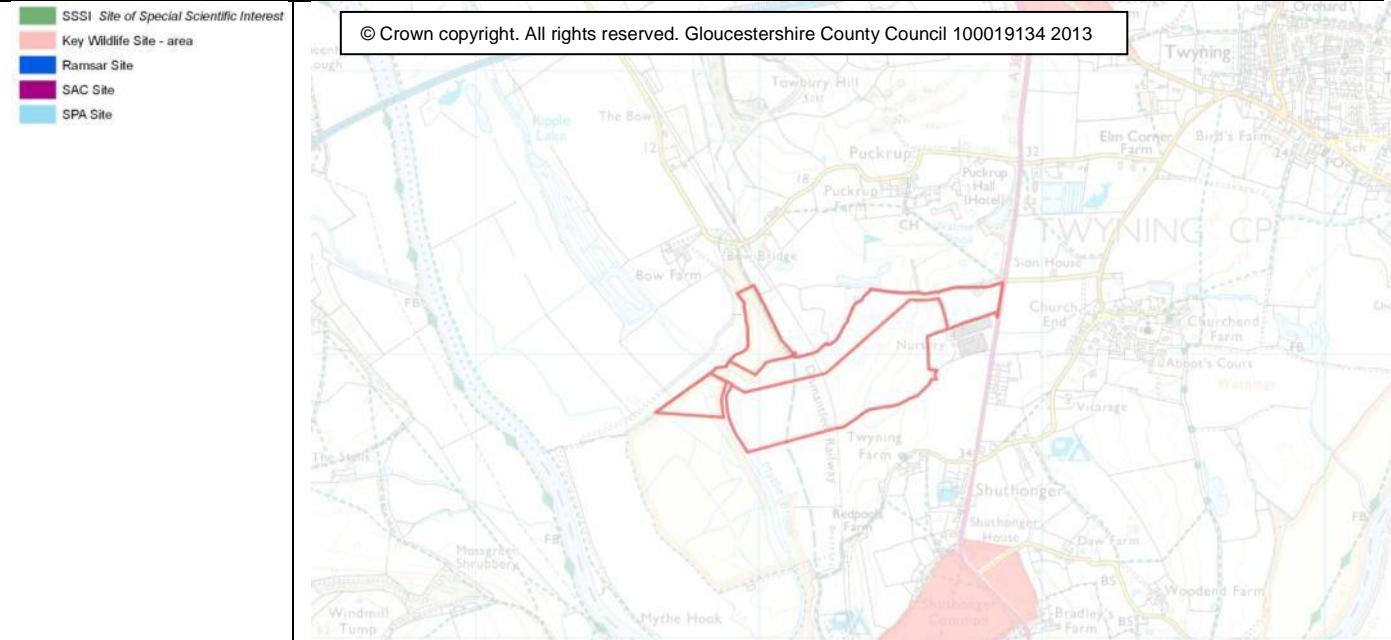
Aerodrome Safeguarding

(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))

Comments	The site does not lie within a known aerodrome safeguarding zone.
MoD comments	No Objection this site falls outside of a safeguarding area.

Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))



Parcel A

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	In Worcs. Ripple Brook LWS, Ripple Lake & The Knapps LWS, Ripple Meadow LWS & River Severn LWS plus in Glos. Mythe Composite Site KWS
Nearby Strategic Nature Areas and Priority Habitats	Bushley SNA Coastal & Floodplain Grazing Marsh, Wood-pasture & Parkland, Lowland Mixed Deciduous Woodland, Lowland Dry Acid Grassland, Lowland Meadow, River, Traditional Orchard
Nearby Protected & Priority Species	Badger, curlew, lapwing & cinnabar moth
Key Development Criteria	In respect of the General Development Criteria the presence of FIVE Local/Key Wildlife Sites are confirmed as within 1km of the land (see Environmental Considerations above). Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land. The land consists of Coastal & Floodplain Grazing Marsh which is a priority habitat and is part of a riverine ecological network that may have some value for a range of species (e.g. for wintering and breeding wetland wildfowl). This site falls wholly within Bushley SNA and so conserving and enhancing biodiversity is a relevant consideration in restoration and after-care schemes for minerals development associated with this land. The site also borders Mythe Brook which may have some biodiversity interest. Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.

Parcel B

Overall Comment	Overall impact on biodiversity is potentially uncertain or positive
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Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	In Worcs. Ripple Lake & The Napps LWS, Ripple Meadow LWS, River Severn LWS, Ripple Brook LWS and in Glos. Mythe Composite Site KWS, and Bockeridge Common KWS
Nearby Strategic Nature Areas and Priority Habitats	Bushley SNA Coastal & Floodplain Grazing Marsh, Wood-pasture & Parkland, Lowland Meadow, River, Traditional Orchard, Lowland Dry Acid Grassland, Mixed Deciduous Woodland
Nearby Protected & Priority Species	Badger, cinnabar moth curlew & lapwing
Key Development Criteria	<p>In respect of the General Development Criteria the presence of SIX Local/Key Wildlife Sites are confirmed as within 1km of the land (see Environmental Considerations above). Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>The land has been agriculturally improved with some hedgerows and trees around field margins/boundaries in places. It is only slightly elevated above the general floodplain level to the west (has some Coastal & Floodplain Grazing Marsh) but is well elevated to the east. If minerals are extracted here then there is some scope to restore part of the land to further Coastal & Floodplain Grazing Marsh or Eutrophic Standing Water or Reedbed. On higher ground woodland would enhance the riverine ecological network present. Almost half of this site falls within Bushley SNA and so conserving and enhancing biodiversity is a relevant consideration in restoration and after-care schemes for minerals development associated with this land. The site borders Mythe Brook which may have some biodiversity interest.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

Parcel C

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally Designated Sites	In Worcs. Ripple Lake & The Napps LWS, Ripple Meadow LWS, River Severn LWS, Ripple Brook LWS and in Glos. Mythe Composite Site KWS
Nearby Strategic Nature Areas and Priority Habitats	Bushley SNA Coastal & Floodplain Grazing Marsh, Traditional Orchard, Wood-pasture & Parkland, Lowland Meadow, Mixed Deciduous Woodland, River
Nearby Protected & Priority Species	Badger, slow-worm, grass snake, lapwing & cinnabar moth
Key Development Criteria	<p>In respect of the General Development Criteria the presence of FIVE Local/Key Wildlife Sites are confirmed as within 1km of the land (see Environmental Considerations above). Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>The land is probable Coastal & Floodplain Grazing Marsh and is also adjacent to this priority habitat. It is part of a riverine ecological network that may have some value for a range of species (e.g. for wintering and breeding wetland wildfowl). This site falls wholly within Bushley SNA and so conserving and enhancing biodiversity is a relevant consideration in restoration and after-care schemes for minerals development associated with this land. The site also borders Mythe Brook which may have some biodiversity interest.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

Parcel D

Overall Comment	Overall impact on biodiversity is potentially negative, uncertain or positive
Nearby Internationally & Nationally Designated Sites	None
Nearby Locally	In Worcs. Ripple Lake & The Napps LWS, Ripple Meadow LWS, River Severn LWS,

Designated Sites	Ripple Brook LWS, and in Glos. Bockeridge Common KWS
Nearby Strategic Nature Areas and Priority Habitats	Bushley SNA, Twynning SNA Coastal & Floodplain Grazing Marsh, Wood-pasture & Parkland, Traditional Orchard, Mixed Deciduous Woodland, Lowland Meadow
Nearby Protected & Priority Species	Badger, pipistrelle bat, lapwing & cinnabar moth
Key Development Criteria	<p>In respect of the General Development Criteria the presence of FIVE Local/Key Wildlife Sites are confirmed as within 1km of the land (see Environmental Considerations above). Priority habitats plus protected and/or priority species have been recorded on, adjacent and within 1km of the land.</p> <p>The land has been agriculturally improved in most parts with some plantation woodland, hedgerows and trees around field margins/boundaries in places. In the west is Coastal & Floodplain Grazing Marsh but most of the site is well elevated to the east. If mineral is extracted here then there is some scope to restore part of it to additional Coastal & Floodplain Grazing Marsh or Eutrophic Standing Water or Reedbed. Perhaps on higher ground some woodland could be created to enhance the riverine ecological network present. Almost one third of the site falls within Bushley SNA and so conserving and enhancing biodiversity is a relevant consideration in restoration and after-care schemes for minerals development associated with this land. The site borders Mythe Brook which may have some biodiversity interest.</p> <p>Subject to the observations of statutory advisors a significant effect on internationally and nationally designated sites is unlikely but any development upon this land should still be assessed for such impacts at the planning application stage.</p>

Geodiversity

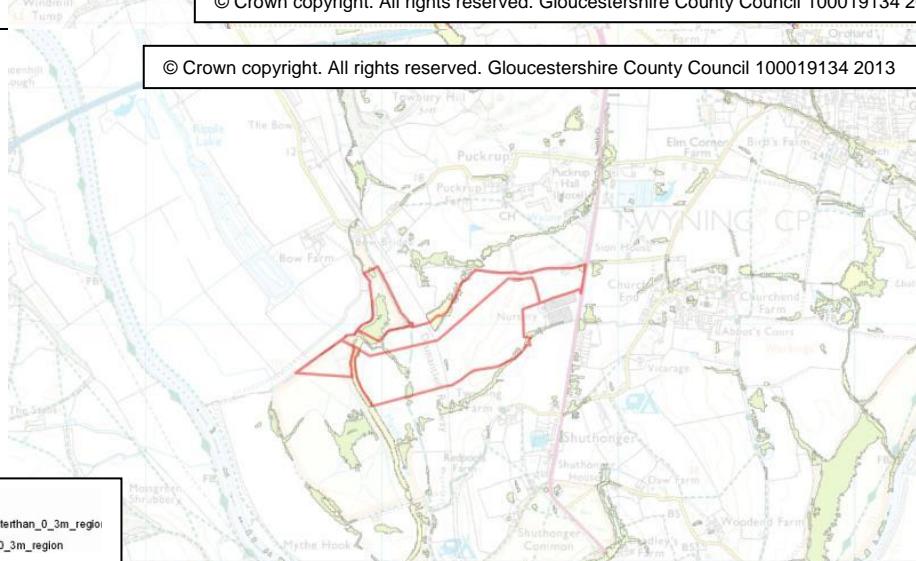
(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)

Comments	There are no constraints within the stated boundary or within 250m of the stated boundary. There is no specific advice for key development criteria.
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Archaeology and the Historic Environment

(Based on information provided by Gloucestershire County Council's Archaeology team)

Previous advice which is still valid, or any changed circumstances.	We have no record of any previous planning applications or advice given for this site.
Nearby heritage assets	No designated heritage assets are recorded on the site. An enclosure or possible settlement site of unknown date is recorded on land west of the nurseries at the eastern end of site B, and the course of a Roman road is probably present running north-south through sites B and D.
The site distance from any historic feature set out above.	The sites lie to the south and west of Puckrup and Twynning respectively: the impact of mineral extraction on the setting of listed buildings within both settlements will be an issue to be addressed. The medieval church in Twynning is a Grade II* building, and this village is also designated a Conservation Area. Puckrup Hall and other associated listed buildings are situated to the north.
Gloucestershire Historic Landscape Characterisation (HLC) status.	Type A5: Irregular enclosure reflecting former un-enclosed cultivation patterns, with some Type D1r Riverine pasture to the west of the disused railway line.
Mitigation	The archaeological interest in this site is as yet uncertain. Evidence from the surrounding landscape suggests the presence of early settlement. Evaluation will be required to establish the extent and significance of any heritage assets present. The setting of adjacent listed buildings and conservation areas will require assessment.
Key Development Criteria	<p>Pre-determination assessment/evaluation to an agreed brief.</p> <p>An agreed mitigation strategy to cover: 1) Exclusion of any heritage assets meriting preservation from the application area 2) Archaeological recording of other identified assets to an appropriate level.</p> <p>3) Consideration of the impact on the setting of designated heritage assets in Puckrup and Twynning followed by measures to mitigate this impact.</p>

Water-related issues	
Flood risk	 <p>Legend</p> <ul style="list-style-type: none"> SFRA3 Flood Zone 3b SFRA3 Flood Zone 3a SFRA3 Flood Zone 2 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
Locally agreed surface water	 <p>Legend</p> <ul style="list-style-type: none"> LocallyAgreedSWInfo_Greaterthan_0_3m_region LocallyAgreedSWInfo_0_1-0_3m_region <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2013</p>
2003 MLP hydrological comments	Not applicable
Contaminated Land	There are no landfills identified on the EA's historic landfill GIS layer within the boundary or within 250m of its boundary (in Gloucestershire). There are no records available for landfills in Gloucestershire.
Gloucester Flood Authority Comments relating to Flooding	
The site's SW flood risk (using Locally Agreed Surface Water Information)	Modelling suggests Redpool's Farm parcels C has surface water issues. All other parcels show a low flood risk.
Surrounding area SW flood risk(using Locally Agreed Surface Water Information)	Modelling suggests minor surface water risk to the north of Redpool's Farm Parcel D in the low and flat lying land. Modelling also suggests surface water issues exists to the east of all sites past Churchend Farm where several ponds are located.
Groundwater using EA's Areas Susceptible to Ground Water Flooding (Area classification - proportion of each 1 km square that is susceptible to groundwater flood emergence)	25>75%
Records of flooding (GCC's Flood Data Register)	3 reports of flooding in the immediate area of the Redpool's Lane sites: 2 - highway flooding due to insufficient drainage of runoff, 1 - unknown cause/source or flooding. Reports have been made by locals of surface water

	<p>runoff coming from the higher ground where the sites are located. The additional runoff has said to exacerbate issues in the Twyning Village.</p> <p>Twyning Village has 4 reports of flooding: 2 of the reports have no sources / cause of flooding stated, 1 report of highway flooding, 1 report of sewer flooding</p>
Any other known issues	<p>A resident from Fleet Road has expressed concerns that surface water coming from the direction of the Redpool's Farm and A38 towards the River Avon through the fields to the East of the sites was close to inundating her property.</p> <p>A preliminary screening of the Digital Elevation Model of the area would suggest surface water would take the route described by the concerned resident. The Locally Agreed Surface Water Information supports this initial vetting.</p>
Gloucester Flood Authority Comments relating to Watercourses and Drainage	
Water course(s) flowing through, bordering or near to the site(s) (using SFRA Watercourses and the Environmental Agency's Detailed River Network)	An ordinary watercourse and a main river (Mythe Brook) flows through the Redpool's farms.
Consenting authority under section 23 of the Land Drainage Act 1991	Mythe Brook: EA Ordinary watercourse: The Lead Local Flood Authority (GCC)
Enforcement authority under Sections 21, 24 and 25 of the Land Drainage Act 1991	Mythe Brook: EA Ordinary watercourse: The Lead Local Flood Authority (GCC)
Gloucester Flood Authority Comments relating to the Water Framework Directive (information from EA's What's In Your Backyard)	
Ecological status of watercourse(s) within the proposed site catchment.	Mythe Brook: Moderate ecological status Due to: Physico Chemical Quality: Moderate Dissolved oxygen: Good Phosphate: Moderate
GW Vulnerability Zone	Parcels A and C are Secondary A Parcels B and D are a mixture of Secondary A and Secondary B
GW quantitative quality	Good
GW source protection zone	Not within a designated Groundwater source protection zone
Ecological status of lake(s) within the proposed site catchment	No WFD data for lakes

General Comments / Potential Development Criteria

There are issues which may need to be addressed. All of these matters would require assessment in respect to the suitability of this site:

Highways
Water protection/flooding
Ecology
Archaeology
PRoW

Agricultural land quality to be considered

Potential impact to adjacent sensitive uses and properties which need to be considered.

It should be noted that the resources at Page's Lane are in the ownership of the same operator. The operator has suggested a potential phasing of working land at Page's Lane (but subject to successful planning permission) and then moving to Redpools Farm. Once Redpools Farm has worked the operator envisages the same plant and access (most likely in Parcel D) serving the Bow Farm site (in Worcestershire), appendix 17). It should be noted that Bow Farm is not allocated therefore the outcome of that site is a matter for Worcestershire County Council. It is unclear as to whether this might also affect deliverability.

Comments from the Environment Agency

Dear Ms Brooks

DRAFT GLOUCESTERSHIRE MINERALS LOCAL PLAN SITE OPTIONS CONSULTATION EVIDENCE PAPER SITE SELECTION PROCESS

I write further to our meeting on 30 September 2013 when you gave us a paper copy of the draft Gloucestershire Minerals Local Plan Site Options Consultation Evidence Paper Site Selection Process. Thank you also for providing a CD copy after our meeting. I apologise that we were not able to provide our response when we indicated we would back in November. Unfortunately due to various other statutory deadlines and work, including flood incident work, we have not been able to give this matter priority. Nevertheless we have now been able to review the document and I thank you for allowing us to provide comments at this point.

Firstly, you will recall we previously commented on the Technical Evidence Paper (flooding and hydrological issues) - see our letter dated 04 December 2013, our reference SV/2013/107054/OR-01/IS1- L01. We raised a number of water-related matters in that letter. Rather than repeat those in this response, we would refer you to those comments and recommend you make any necessary updates to the Site Options Consultation Evidence Paper in line with that advice.

With regards to the methodology of the Site Selection process, it is clear you have considered matters relating to the water environment and highlighted these in the accompanying information and tables with each of the sites. We welcome that you have included flood risk information (fluvial and surface water flooding), source protection zones and aquifers, as well as the hydrological information from the previous Minerals Local Plan. For completeness, we recommend the following three data sources / information are included in the water sections of the site tables:

- Groundwater flood risk information from any relevant Strategic Flood Risk Assessments (SFRAs).
- Watercourses present at the sites
- Water Framework Directive (WFD) information. This should include the names and references for the water bodies for the sites (river waterbodies, groundwater bodies and lake water bodies), and the current ecological status of the water bodies. This information can be found in the River Basin Management Plans (RBMPs). We can supply further information/data on this if you cannot access this)

In addition, we recommend that where present historic landfills are also included in the document for the sites. This is because, depending on the nature of the landfilling, historic landfills can contain contaminants which can find their way into the water environment. Minerals workings do have the potential to exacerbate this if not properly investigated and mitigated, as de-watering can have a 'draw-through' effect on contaminants present in adjacent soils and the water environment. Thus identifying the presence of historic landfills will highlight this potential issue at an early stage and dictate the type of information that would be required at a planning application stage.

We recognise that minerals development can only be located where the mineral is present, so we would not generally have any 'show-stopper' issues with site locations. However it is important that minerals development proceeds with the necessary environmental protections in place both during the working phase and at the restoration phase, where significant environmental enhancements can be delivered. Where the water environment is concerned these environmental protections may include flood risk management, watercourse protection and hydrogeological studies to identify any potential risks to groundwater and water-related species or habitats.

We note the comments of Natural England in their 04 November email regarding Cerney Wick – this is an example of where, through the planning process, the operator has had to make very careful consideration of the close proximity of the SSSI and protection of the ground water levels to ensure there are no negative impacts on the SSSI as a result of any draw-down/de-watering or contamination that could occur as a result of the minerals workings. Hence it is important that all water related issues and ecological sites are identified in the Site Options Document (and merged into the draft Minerals Plan) and the necessary protection measures are highlighted. We consider the document has done this well at this stage, and with the above mentioned additions this will assist in making a more complete picture. We have no site specific matters to raise at this point, but may make further comments on the next version of the document once the above points have been incorporated.

I trust the above will assist at this stage. Please do not hesitate to contact us if you have any queries.

Yours sincerely

Ms Ruth Clare
Planning Specialist

How the MPA has considered these comments

For completeness, we recommend the following three data sources / information are included in the water sections of the site tables:

- Groundwater flood risk information from any relevant Strategic Flood Risk Assessments (SFRAs).
- Watercourses present at the sites
- Water Framework Directive (WFD) information. This should include the names and references for the water bodies for the sites (river waterbodies, groundwater bodies and lake water bodies), and the current ecological status of the water bodies. This information can be found in the River Basin Management Plans (RBMPs). We can supply further information/data on this if you cannot access this)

The lead local flood authority has reviewed the site schedules and incorporated details relating to the above within its comments (presented in this document as “additional water-related information”)

In addition, we recommend that where present historic landfills are also included in the document for the sites. This is because, depending on the nature of the landfilling, historic landfills can contain contaminants which can find their way into the water environment. Minerals workings do have the potential to exacerbate this if not properly investigated and mitigated, as de-watering can have a ‘draw-through’ effect on contaminants present in adjacent soils and the water environment. Thus identifying the presence of historic landfills will highlight this potential issue at an early stage and dictate the type of information that would be required at a planning application stage.

A “contaminated land” box has been added to the site schedules. It includes details of historic landfills available from the Historic Landfill GIS layer provided by the Environment Agency. However, the MPA recognises that the relevant district councils are also the holders of the statutory contaminated land register which may contain additional information. Unfortunately there was insufficient time available to consult the district councils between receipt of the EA comments and preparation deadlines of this document, therefore the MPA will consult the districts on any sites which are taken forward into the next stage of the plan preparation and the sites schedules will be amended where appropriate prior to any subsequent consultations.

However it is important that minerals development proceeds with the necessary environmental protections in place both during the working phase and at the restoration phase, where significant environmental enhancements can be delivered. Where the water environment is concerned these environmental protections may include flood risk management, watercourse protection and hydrogeological studies to identify any potential risks to groundwater and water-related species or habitats.

The MPA view is that these are issues which need to be considered during the planning application stage, therefore a *General Development Criteria* has been prepared in the *Planning and environmental considerations evidence paper* and taken forward into the consultation document. This will be a specified list that developers will need to consider when preparing a planning application for any site, whether allocated or not. If there are any criteria specific to just one site, they will be noted within the site schedules in this document and also within the consultation document as *Key Development Criteria*.

We note the comments of Natural England in their 04 November email regarding Cerney Wick – this is an example of where, through the planning process, the operator has had to make very careful consideration of the close proximity of the SSSI and protection of the ground water levels to ensure there are no negative impacts on the SSSI as a result of any draw-down/de-watering or contamination that could occur as a result of the minerals workings. Hence it is important that all water related issues and ecological sites are identified in the Site Options Document (and merged into the draft Minerals Plan) and the necessary protection measures are highlighted.

This has been incorporated into the Key Development Criteria for Cerney Wick.

Additional comments from the EA (referred to above)

Dear Ms Weston

TECHNICAL EVIDENCE PAPER – FLOODING AND HYDROLOGICAL ISSUES – GLOUCESTERSHIRE MINERALS LOCAL PLAN

Thank you for consulting us on the Technical Evidence Paper – Flooding and Hydrological Issues. We have the following comments:

The Paper has a good coverage of the relevant water environment issues that the Minerals Plan will need to cover and have regard to. Given the importance of groundwater issues, we would recommend re-naming the paper 'Flooding, Hydrology and Hydrogeology'. This would be a more accurate reflection of the contents.

We welcome that you have made reference to our previous comments on water protection from the Issues and Options stage of the earlier Minerals Core Strategy. Some things have changed since then and there are a few aspects on the Paper that require updating/additions:

- Paragraph 2 refers to major and minor aquifers. These are now known as Principal and Secondary Aquifers. Page 14-15 of our GP3 Guidance (available at: <http://www.environment-agency.gov.uk/research/library/publications/144346.aspx>) has information about Principal and Secondary aquifers with reference to the previously known designations of major/minor.
- Paragraph 6 has a reference to English Nature – update to Natural England.
- Paragraph 34 – We welcome the inclusion of reference to the Water Framework Directive (WFD). We suggest the following addition as currently the paragraph does not reflect the requirements of the WFD on development:

The Water Framework Directive (WFD) aims to prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters. Planning authorities have a duty under the WFD to take account of the River Basin Management Plans (RBMPs) and can help deliver WFD objectives. Planning policies and activities can ensure that new development does not create adverse pressures on the water environment that could compromise our ability to meet WFD objectives. Failure to comply with WFD requirements may lead to the European Commission bringing legal proceedings against the UK. Planning Authorities have a general responsibility not to compromise the achievement of UK compliance with EU Directives.

Protection of the water environment is particularly important due to the requirements of the WFD. The WFD sets a target of achieving 'good status' or 'good potential' in all water bodies by 2015 (in some cases this can be delayed to 2021 or 2027 such as on the grounds of disproportionate cost or technical feasibility), and there must be no deterioration in the existing status of water bodies. Development needs to be planned carefully so that it does not result in deterioration or further pressure on the water environment and compromise WFD objectives. Wherever possible opportunities should be sought for development to contribute to improvements in water body status, for example by improving water quality, fisheries and hydromorphology, and by encouraging groundwater recharge.

- Paragraphs 58-9 on CAMS – Some of our CAMS documents have been updated relatively recently (December 2012 and February 2013). The Paper should include reference to the CAMS. They can be located here: <http://www.environment-agency.gov.uk/business/topics/water/119927.aspx> Click the Midlands section for: Severn Vale; Severn Corridor. Click the South East section for: Cotswold; Thames Corridor. Click the South West section for: Bristol Avon and North Somerset Streams. Click the EA Wales section for: Wye (alongside the Wye CAMS there is also a December 2010 update document).
- We also note the paragraph numbering and bolding of headings has not been done consistently in this section (pages 7-9).
- Section 5 SFRA – This section does not mention the various Level 2 SFRAAs that have been undertaken by the districts since 2008. The Level 2 SFRAAs are generally of specific sites that the Councils are considering/have considered for their allocations in the Local Plans. Therefore they are in the main unlikely to provide useful data and information for the minerals plan as they will not generally cover the same areas as the emerging minerals allocations/sites. Nevertheless you may wish to cross reference your sites with the SFRAAs produced by the districts. In particular we recommend you have regard to the current draft Level 2 SFRA being produced by JBA on behalf of Cotswold District Council as this will provide a useful update and overview picture of flood risk in the Cotswolds.

The 2008 SFRA is now relatively old. SFRAAs are known as 'living documents' and may require updating depending on the use intended for the SFRA and when there have been significant changes for example in data/mapping or as a result of a significant flood event. We consider that the SFRA remains a robust document, and includes the flooding from 2007 (to date the most significant flood event for the County since then was December 2012 and this did not generally exceed the flood event of July 2007). Given that minerals workings are generally compatible with flood risk locations, we do not consider it is essential to update the SFRA. It would however be useful to have regard to more up to date information where it is easily available. We recommend checking the flood risk information held by Lead Local Flood Authorities (LLFAs) and our own Flood Zone Maps, as it is likely there have been flood map updates since the Level 1 SFRA was undertaken.

With regard to our flood mapping updates, we undertook an update in November 2012 that turned some areas located in our historic flood map into Flood Zone 2 where they were not previously in the floodplain. We are also in the process of some mapping updates in the Cotswolds District which are due to be completed at the end of this year and will be feeding into the draft Cotswolds Level 2 SFRA. Furthermore we are due to release new mapping information very soon as per our responsibilities under the Flood Risk Regulations. We have produced updated surface water floodmaps. These are for the LLFA to use and will be available in January 2014. We recommend you discuss them with the LLFA in the first instance. We are also re-naming our Flood Map (that shows Flood Zones 1, 2 and 3). In future it will be called the Flood Map for Planning (Rivers and Sea). This is the map that should be used for planning purposes. I have enclosed two briefing notes for information about the general mapping changes we are making and about the surface water maps.

Regarding the phrase 'least vulnerable' in the second paragraph of the SFRA section on page 11, this is not quite accurate - sand and gravel workings have the lowest vulnerability (water compatible development) and other minerals workings are classed as 'less vulnerable' which is the next category up. (There is also a typo with the word venerable – change to vulnerable.)

Policies – We welcome the opportunity to have sight of the emerging policies at this stage.

With regards to the **flood risk policy**, as you have mentioned the starting point for the wording has been based on the adopted flood risk policy within the Waste Core strategy. As such there are some improvements/alterations that could be made. For example focus is made on the need to avoid Flood Zones. This is less of a pertinent issue for minerals development*, and we presume there would not be windfall minerals development coming forwards (is this correct?). As such there may be less need to focus on the location of development and the Sequential Test, and more emphasis needed on protection of the floodplain and watercourses. (e.g it would be beneficial to ensure the policy is more 'joined-up' for the various sources of flooding, such as by requiring a FRA for all minerals sites over 1ha regardless of their being located in a fluvial floodplain or not.

The policy could help ensure watercourses that are unmapped for fluvial flooding are better taken into account, and the impacts of flooding from surface and groundwater are better considered. Furthermore the policy should highlight that FRAs for minerals development need to focus on the impact of the mineral working itself on the local flooding regimes, particularly where groundwater is concerned. Also the after-use/restoration phase has a bearing on flood risk and the surface water proposals (including SuDS, as mentioned in the current draft wording) should be considered in FRAs.

Given that there is an overlap between our role (focusing on fluvial flooding from rivers) and the LLFA's role (other sources of flooding including ground and surface water) we would welcome further discussion on the policy wording in conjunction with the LLFA.

*Please note our comments above on the emphasis in the flood risk policy do not mean the zoning of development is not still a relevant issue, and indeed we welcome the inclusion of the restriction of Flood Zone 3b to purely sand and gravel workings in line with the NPPF and its technical guidance. We are conscious though that policies should not be too lengthy so perhaps less wording could be given to these issues and more emphasis given to the flood risk mitigation matters and holistic approach needed for all forms of flooding.

With regards to the **water quality policy**, we consider there are many aspects that could be added to the policy to maximise its impact. Along with the buffer zones matter included already, additions to the policy could include: operational phase pollution prevention including protection and enhancement of watercourses and groundwater; restoration opportunities including surface water (SuDS) proposals and ecological enhancement; biodiversity offsetting; groundwater recharge; WFD requirements including the need in some cases for WFD Compliance Assessments; Risk Assessments for the protection of groundwater and water features including Protected Sites; mitigation measures for de-watering operations; specific protection measures and restrictions for Source Protection Zones (SPZs).

Given there is quite a lot to add to the policy we have not attempted to suggest wording at this stage – we would welcome further discussion on a further draft if you agree with our suggestions above, and feel liaison with Natural England on the new wording would be beneficial also.

In addition, you may feel it would be appropriate to have a specific **ecological protection and enhancement policy** and/or a **restoration phase policy**. We would welcome consultation on such (again with Natural England) as there are often water-related issues relevant to our remits that come into play with minerals restoration and the Plan is an opportunity to promote good environmental practice from the outset.

Yours sincerely

Ms Ruth Clare
Planning Specialist

How the MPA has considered these comments

The majority of these comments relate to an early draft of the updated flooding evidence paper which has now been incorporated into the *Planning and environmental considerations evidence paper*. The comments have been included here for completeness.

However, the MPA acknowledges that the SFRA and CAM data used to prepare the flood-risk sections does not include the most up-to-date information. Unfortunately there was insufficient time available to consult the District Councils between receipt of the EA comments and preparation deadlines of this document to make any necessary amendments, therefore the MPA will work closely with the Gloucestershire Flood Authority to ensure that for any sites being taken forward to the next stage of MLP preparation, the site schedules are updated with the new flood data prior to any subsequent consultations.

Comments from Natural England

Dear Kevin, Gary and Lorraine

Good to meet with you last month and thank you for giving Natural England the opportunity to comment on the emerging Gloucestershire Minerals Plan and the potential site allocations ahead of a formal consultation early next year.

We have considered the information provided at the meeting and the documents provided later on a CD and would like to make the following comments:-

Site Options Consultation Evidence Paper (provided at the meeting):

The desktop assessment appears reasonably comprehensive and robust in so far as the locations/descriptions of designated sites and landscapes. The overall biodiversity impact scores also appear reasonable, however we are not sufficiently familiar with the individual sites under consideration to comment in detail on these or on the scores assigned to individual parcels within sites. The suggested key development criteria appear to have identified the main issues and environmental constraints that will need to be considered for minerals related devt/activities.

Higher Level Stewardship (HLS)

According to our records, a number of the potential minerals sites are in or adjacent to land in Higher Level Stewardship - land managed under HLS agreements is likely to contain a greater botanical diversity and/or be of greater interest to wildlife, inc protected species (and in some cases HLS agreement options may relate to meeting conservation objectives for designated sites) which should be borne in mind for future development in these locations. Where minerals sites include land in HLS it will be necessary for developers to consult Natural England.

The potential sites that appear to be adjacent to or in an HLS agreement are as follows:

Stowfield - adjacent land to the north in HLS

Hewelsfield - adjacent to land the north is in HLS

Daglingworth - adjacent land to either side in HLS

Huntsmans - adjacent land to the east and west in HLS

Three Gates - adjacent land to the NW in HLS

Oathill - adjacent land to NW in HLS

Dryleaze Farm/Shorncote - HLS on adjacent land to the east and west

Cerney Wick - adjacent land to west/north in HLS

Horcott/Lady Lamb Farm - HLS land to the north and east and around the airfield

Kempsford/Whelford - parcels B, C, D, E & F all appear to be in or partially in HLS

Wetstone Bridge - part of parcel A in HLS

Notwithstanding HLS, Natural England's key concerns about the Minerals Plan are likely to relate to potential impacts of minerals related development on the landscape character and special qualities of the two AONBs, and the habitat and species associated with the Cotswolds Water Park and those associated with the Wye Valley Woodlands & Forest of Dean Bat SAC

AONBs

For those proposals located within or close to the Wye Valley and Cotswolds Areas of Outstanding Natural Beauty (AONB) we would encourage you to consult the AONB Board/Partnership/staff units at an early stage to discuss any potential landscape and visual impacts, taking particular account the special qualities of the AONB in that area. We are pleased to note the AONB Management Plans will be taken into consideration.

Cotswolds Water Park

We would strongly encourage the Council to recognise and reflect the agreed CWP Masterplan within the Minerals Plan policy guidance. The Masterplan looks at the scope/vision for restoration after the minerals have been worked. The aim is to develop a 10 mile wetland corridor following the Upper Thames and the mineral restoration is key to this landscape being delivered – comprising a mosaic of open water, reedbeds, wetlands, wet grassland,

wet woodland.

The Plan will also need to consider the potential re-notification of the CWP to include bird features (breeding bird assemblage and overwintering birds). This will have the scope to include more lakes than the existing 10 designated lakes. We are at DNR stage, and have only consulted key stakeholders (no public consultation has yet been undertaken). The impact of the proposed mineral workings on this will be mainly through the working stage, likely disturbance on birds and also possibly delivering exposed habitats required by some birds e.g. little ringed plover which are being considered as either an individual designated species or as part of a breeding bird assemblage.

The re-notification of the CWP will also look at selecting a more robust set of lakes for their aquatic plant interest/open water habitat – we are most likely to select the lakes that are large, with very little shore cover and more recently dug out to get maximum benefit for the aquatic plants feature, it is possible that the mineral plan may deliver lakes that fulfil the criteria for selection.

The SSSI grassland series in the CWP are dependent on the water table in the underlying gravel aquifer. Mineral workings need to be mindful of any impact they will have on both the physical water movement and the chemical composition of the water in the aquifer. The main example of this is at Cerney Wick which currently has a 450metre buffer zone secured under a S106 agreement.

Lastly it is difficult to recreate the wet grassland on the site of an old mineral working due to the impossibility of re-creating the gravel aquifer/hydrology that support the habitat. Mineral workings should try avoid any damage to wet grassland that are not designated but have high potential to be restored to species-rich wet grassland.

Forest of Dean

For mineral workings in the FoD more details will be needed if the individual workings might affect existing mines used by bats and whether they involve any significant landscape change on the surface that might affect flight-paths of bats (e.g. clear felling, removal of mine entrances, removal of hedgerows). Even if some distance from the important bat site, new workings can completely disrupt air flows through the caves – it will be necessary to consult maps showing underground workings to see how things connect.

HRA Baseline document

The information provided regarding European protected sites appears accurate, including their characteristics, vulnerabilities and conservation objectives. We are also largely satisfied that relevant plans and projects have been identified, however, as previously mentioned, we consider the CWP to be particularly relevant and should be considered when assessing the effects of the Plan on North Meadow & Clattinger Farm SAC in the Cotswolds Water Park.

Potential in-combination effects:-

The Forest of Dean District has an adopted core strategy and the Council is in the process of preparing its sites allocations plan, which is likely to be of relevance to the preparation of the Minerals Plan HRA, as will the emerging local plans and HRAs of the other Gloucestershire district and borough councils.

Cotswolds District draft local plan HRA has identified potential significant effects resulting from increased recreation on Rodborough Common SAC, Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC.

Increased vehicle traffic and water abstraction and waste water discharges have also been identified as having potential to result in significant effects.

Natural England has raised concerns about the potential effects of the Stroud pre-submission Local Plan on Rodborough Common and Severn Estuary N2K sites, particularly with respect to increased recreation.

The latest findings of the Cheltenham, Tewkesbury and Gloucester Joint Core Strategy HRA appear to suggest the plan will not result in a LSE, but this is dependent upon the timely provision of adequate green space and green infrastructure. Please note, Natural England has yet to comment formally on the JCS which is currently out for consultation.

While the Minerals Plan appears unlikely to result in significant increases in recreational activity, it may provide opportunities to off-set such effects through appropriate restoration schemes and this should be investigated further in the HRA and, if appropriate, reflected in the Plan.

Potential Draft MLP Policy Content (Biodiversity & Geodiversity)

The draft policy appears to meet the requirements of national policy in terms of the consideration it gives to the hierarchy of designated sites and species and the positive after use of minerals sites. However this policy will need to be underpinned by more site specific policies as preferred sites emerge.

I hope the above is helpful but please do get in touch if you have any questions or concerns and I would be happy to discuss or seek further advice/clarification if necessary

Best wishes, Amanda

Amanda Grundy

Lead Adviser

Sustainable Land Use Team

How the MPA has considered these comments**References to Higher Level Stewardship Schemes**

These schemes tend to be for a limited time period, furthermore it is understood that Defra is currently considering changes to the current system for agri-environment schemes such as HLS. Therefore to avoid the risk of including data within the plan which could quickly become outdated, references to specific HLS schemes will not be made within the individual site schedules. However, the *General Development Criteria* – when this is formalised it could be include a requirement that impact upon any nearby agri-environment schemes will need to be considered as part of any planning application.

Comments from the Ministry of Defence

Dear Mrs Brooks

Gloucestershire Minerals Local Plan

Thank you for consulting the Ministry of Defence (MOD) in relation to the above consultation concerning the identified allocation of sites for future mineral development in Gloucestershire.

The MOD has extensive safeguarding consultation zones extending over the county, protecting strategic defence assets. As you will be aware MOD aerodromes and technical installations are protected with statutory safeguarding zones which identify height consultation zones in the area surrounding them relative to topography and distance from site. Within these zones the MOD aims to ensure that structures, particularly tall buildings, do not cause an obstruction to air traffic movements at MOD aerodromes or compromise the operation of air navigational transmitter/receiver facilities.

In addition, MOD aerodromes are also surrounded by statutory birdstrike safeguarding zones. In these zones the MOD reviews the development of waste management facilities; quarry restorations and the creation of wetland features as these have the potential to attract and support large and, or, flocking bird species hazardous to aircraft safety.

There are also statutory explosive safeguarding zones surrounding military explosive storage sites.

A number of the sites under consideration for allocation for mineral development occupy the statutory safeguarding zones encompassing RAF Fairford and RAF Brize Norton. The attached table provides details of which sites occupy MOD safeguarding zones and the type of zones applicable.

To summarise the main safeguarding concern of the MOD relates to birdstrike safeguarding for RAF Fairford. The MOD is concerned by the extensive areas of wetland already in the vicinity of the airbase and aims to ensure that any mineral restoration schemes undertaken in this area do not increase birdstrike risk.

A number of sites identified are very close to the aerodrome and are therefore of particular concern should they be restored as wetland. In principle the MOD does not object to the allocation of these sites in the mineral plan but the planning authority and developers must take account of the feasibility of being able to achieve a dry restoration and long-term after care that prevents an increase in birdstrike risk. The MOD's preference is for sites in the immediate vicinity of the airbase to be restored to dry land.

One of the sites, Kempsford/Whelsford occupies both the inner and outer explosive safeguarding zones encompassing RAF Fairford. The Inner explosive safeguarding zone is contained by the yellow line shown on the statutory safeguarding map and the outer explosive safeguarding zone is contained between the yellow and purple line shown on the safeguarding map for RAF Fairford.

The extent of the Inhabited Building Distance zone is defined by the yellow line shown on the statutory safeguarding plan for this facility. Within this safeguarding zone the MOD monitors the management and use of developments to maintain public safety and tends to object to any persons living, working or congregating for long periods of time.

In principle the MOD does not object to land in the outer explosive safeguarding zone from being developed to provide residential, commercial, industrial and other land uses that will result in people living and working there.

All buildings occupying the vulnerable building distance should be deemed 'non vulnerable' that is of robust construction and design so that should an explosion occur at the MOD storage facility, buildings nearby will not collapse or sustain damage that could cause critical injury to the occupants. In this context, buildings that contain

large areas of glass, tall structures (in excess of 3 storeys) and buildings of light weight construction are of particular concern to the MOD.

As such, any mineral extraction and associated development undertaken at these sites will need to take full account of the explosive safeguarding requirements in the siting of buildings and associated infrastructure. The number of people working in parts of the site and frequency of occupation will also need to be considered.

I trust this adequately explains our position on this matter.

Yours sincerely

Louise Dale

Assistant Safeguarding Officer (Statutory & Offshore)

DIO Safeguarding

How the MPA has considered these comments

The comments from the attachment which the MoD refer to in their letter have been added to the respective site schedules and clearly identified as *MoD comments*. Where particular issues have been identified they have then also been incorporated into the General Comments/Key Development Criteria. The comments will also play an important role in the post-consultation discussion of sites when determining if sites are appropriate to take forward into the Minerals Local Plan and what mitigations may be required to make any potential minerals development acceptable.

Additional MPA comments

Some of the comments above refer to meetings held between the MPA and statutory consultees. Under Duty to Cooperate (DtC) (a statutory requirement under the Localism Act 2011), MPAs are encouraged to engage with specified bodies over and above normal consultation requirements. These meetings were held as part of the DtC and the minutes are reported in the *Duty to Co-operate* evidence paper. Any engagement between the MPA and mineral operators is reported in the *Engagement with the mineral industry* evidence paper.

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