

A summary of the results of the assessments and how they relate to sustainability criteria

In accordance with national planning policy, Mineral Planning Authorities are required “to secure adequate and steady supplies of minerals needed by society and the economy within the limits set by the environment, assessed through sustainability appraisal, without irreversible damage” (paragraph 9, Minerals Policy Statement 1).

Wiltshire Council, and plan making partner Swindon Borough Council, have developed and applied sustainability criteria to critically appraise 62 site options for sand and gravel extraction across Wiltshire and Swindon. By March 2011 several site options had been withdrawn by the landowners; and sufficient information was available to allow the exclusion of further site options when assessed against sustainability criteria, with the remaining 22 site options needing further evidence and assessment before a recommendation could be made. Since then sufficient information has now been provided by statutory bodies and Wiltshire Council professional input for relevant topic areas, to inform a recommendation whether to exclude further site options, based on relevant sustainability criteria, or to carry site options through into a draft Minerals Sites DPD.

This Appendix provides a table for each of the remaining 22 site options with the sustainability criteria listed as numbers under topic headings. A key identifying each of the sustainability objectives against their reference number used in the site option tables is provided below. A summary table showing which site options should be dropped and those that should be carried forward into the draft Minerals Sites DPD is shown at the end of this Appendix.

Biodiversity and Geodiversity

1	To protect and enhance the intrinsic value of internationally, nationally, regionally and locally designated sites.
2	To avoid the loss or damage to ancient woodland and aged or veteran trees.
3	To protect and enhance community forest.
4	To ensure that minerals development (including restoration following extraction) aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.
5	To identify areas for creation, restoration and enhancement of BAP habitats following minerals extraction that contributes towards targets in local and regional BAPs.
6	To protect populations of protected or notable species.
7	To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.
8	To recognise the importance of soil as an ecosystem for vital organisms and minimise the loss of soil resources and encourage the re-use of soils locally.
9	To reduce the spread of non-native invasive species.

Historic Environment

1.	To preserve and enhance sites, areas or structures of international, national and local historic and cultural heritage importance and their setting.
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Human Health and Amenity

1	To maintain and enhance the quality of life of people living and working in proximity to minerals development.
2	To maintain and where possible enhance the overall amenity of the countryside to residents and visitors.
3	To avoid the loss or damage to protected trees/groups of protected trees.
4	To minimise the detrimental impacts of noise and vibration associated with the extraction, processing, management or transportation of minerals.
5	To minimise the detrimental impacts of dust and particulates associated with the extraction, processing, management or transportation of minerals.
6	To minimise the detrimental impacts of light intrusion associated with the extraction, processing, management or transportation of minerals.
7	To minimise any detrimental effects to air quality.
8	To avoid loss to public footpaths and public rights of way and where possible enhance the overall network of rights of way within the Plan area

Land Use

1	To identify and protect wherever possible areas of best and most versatile agricultural land from significant minerals development
2	To avoid prejudicing designated Development Plan land uses (e.g. housing, tourism, recreation etc).
3	To wherever possible allocate sites for minerals development from environmentally acceptable sources within identified 'Mineral Resource Zones'.
4	To reduce reliance upon primary, land-won minerals in favour of increasing the contribution made by secondary and/or recycled materials.
5	To favour extensions to existing mineral sites over new mineral sites, subject to environmental acceptability.

Landscape, townscape and Visual

1	To protect and enhance the character and local distinctiveness of the landscape and townscape setting of Wiltshire and Swindon and surrounding areas
2	To prevent visual intrusion from minerals development.
3	To avoid inappropriate minerals development in the Green Belt.

Restoration

1	To ensure that mineral developments, including schemes for restoration, do not significantly increase risks to aircraft (civil or military) through 'bird-strike'. ¹
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Traffic and transportation

1	To minimise vehicular movements by encouraging the most sustainable transport mode options for minerals supply.
2	To locate future mineral developments as close as practicable to local centres of demand.
3	To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.

Water Environment

1	To encourage appropriate development in a floodplain that would increase its flood storage capacity and reduce as far as possible the risk of flooding.
2	To avoid, mitigate and, where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.

For ease of reference a colour code system has been used to grade each site against sustainability criteria which can be summarised as follows:

	Absolute sustainability constraint – site should be excluded
	Sustainability issues – mitigation considered problematic
	Sustainability issues – mitigation considered achievable
	No sustainability constraints
	Development will support sustainability objectives

¹ Note: this objective has not been included in the tables as, in principle, Defence Estates do not object to any of the site options and therefore would not lead to the site exclusion. Further dialogue will be undertaken to help ensure the most appropriate restoration scheme is identified for each site option in the draft Minerals Sites DPD.

Site Option: U2 Location: Upper Thames Valley Nearest Settlement: Meysey Hampton (to west), Fairford (to east). Resource Type: Sand and Gravel Potential Yield: 355,250 tonnes Size: 10.2 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment		
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	
	1	Yellow	1	Blue	1	Orange	1	Orange	1	Yellow	1	Orange	1	Blue	
	2	Orange			2	Orange	2	Blue	2	Orange	2	Yellow	2	Orange	
	3	Blue			3	Orange	3	Green	3	Green	3	Red			
	4	Orange			4	Orange	4	Orange							
	5	Green			5	Orange	5	Orange							
	6	Yellow			6	Yellow									
	7	Blue			7	Yellow									
	8	Orange			8	Blue									
	9	Yellow													

Comments
The site is located in a rural setting with residential properties in close proximity (some adjacent to site boundary). The site is also situated within a Groundwater Source Protection Zone 1 (the most sensitive level for known sources of water abstraction) and as a result is highlighted by the Environment Agency as being of significant concern. Although these issues are considered problematic they are not necessarily insurmountable if appropriate mitigation measures are put in place.

No mineral company interest. The operator of the nearby Horcott quarry in Gloucestershire (Hanson) has recently informed the Council that they have no plans to extend the quarry during the plan period. This would mean that another operator would need to take on site U2 without the benefit of the Horcott access and routing arrangements. The A417 passes through bottlenecks in villages in both directions which would not be able to cope with minerals HGVs.

Recommendation
Due to lack of appropriate access, this site option is regarded as impractical for use as a quarry and therefore site option **U2 should be excluded** when considered against transport objective 3.

Site Option: U3 Location: Upper Thames Valley Nearest Settlement: Marston Meysey (to west), Cox's Farm and Dunfield (to east) Resource Type: Sand and Gravel Potential Yield: 2,400,000 tonnes Size: 106.1 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment	
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade
1	Yellow	1	Orange	1	Orange	1	Orange	1	Yellow	1	Orange	1	Yellow	
2	Yellow			2	Orange	2	Yellow	2	Orange	2	Yellow	2	Orange	
3	Blue			3	Orange	3	Green	3	Green	3	Orange			
4	Orange			4	Orange	4	Orange							
5	Yellow			5	Yellow	5	Yellow							
6	Orange			6	Yellow									
7	Blue			7	Yellow									
8	Yellow			8	Orange									
9	Yellow													

Comments
The site is located in a rural setting with residential properties in close proximity (some adjacent to site boundary). There are a number of currently active and proposed quarries operating in this area. There are concerns locally regarding the impacts on the setting of the village of Marston Meysey and the potential to increase flooding. The Environment Agency has flagged up significant concerns in relation to groundwater (the entire site is within Groundwater Source Protection Zone 1) and although technically feasible to mitigate, further investigation will need to be undertaken on this matter. There are potential issues for restoration of the site in terms of avoiding or increasing the risk of birdstrike for aircraft using the adjacent operational airbase of RAF Fairford (dialogue with the Defence Estates will continue to ensure that suitable restoration scheme can be implemented). There are also issues with the use of the local road network that may require improvements to be made. This area is considered to be an area of high archaeological potential. Although these issues are considered problematic they are not necessarily insurmountable if appropriate mitigation measures are put in place.

Aggregate Industries, mineral operator and landowner, have promoted the site. The site was given 'resource block' status in the Minerals Local Plan 2001, essentially meaning that this site has been in the development plan for a number of years as the next suitable location for development once the Preferred Areas for sand and gravel extraction in Wiltshire had been developed.

Recommendation
In the absence of more suitable alternatives, site option **U3 should therefore be carried forward** for inclusion in the Aggregate Minerals Site Allocations DPD.

Site Option: U4 Location: Upper Thames Valley Nearest Settlement: Castle Eaton (to east) Resource Type: Sand and Gravel Potential Yield: 812,000 tonnes Size: 49.7 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment	
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade
1	Yellow	1	Orange	1	Orange	1	Orange	1	Yellow	1	Orange	1	Yellow	
2	Yellow			2	Yellow	2	Blue	2	Orange	2	Yellow	2	Orange	
3	Blue			3	Orange	3	Green	3	Green	3	Yellow			
4	Orange			4	Orange	4	Orange							
5	Yellow			5	Orange	5	Yellow							
6	Yellow			6	Yellow									
7	Green			7	Yellow									
8	Orange			8	Yellow									
9	Yellow													

Comments
Wiltshire Council owns the 3 parcels of land that comprise U4. The site is located in a rural setting in proximity to the village of Castle Eaton and adjacent to Second Chance Touring Park. There are open views to the eastern part of the site from Castle Eaton (a Conservation Area) and most notably St Mary’s Church, a Grade I listed building. The potential impact on the setting of St Mary’s Church and Castle Eaton Conservation Area is considered to be a potentially significant issue although appropriate mitigation can be planned at any future planning application stage. This area is also considered to be an area of high archaeological potential. The parcels are separated by single track lanes, which are lined by substantial hedgerows and trees, offering an element of natural screening. Although there are a number of issues that are considered problematic they are not necessarily insurmountable if appropriate mitigation measures are put in place.

No minerals companies are formally promoting the site at this stage but it is considered to have potential for working (possibly in conjunction with adjacent quarries) and therefore would not wish to see it discounted.

Recommendation
In the absence of more suitable alternatives, site option **U4 should therefore be carried forward** for inclusion in the Aggregate Minerals Site Allocations DPD

Site Option: U5 Location: Upper Thames Valley Nearest Settlement: Castle Eaton (to east) Resource Type: Sand and Gravel Potential Yield: 300,000 tonnes Size: 75.6 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment		
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	
1	Yellow	1	Orange	1	1	Orange	1	Orange	1	Yellow	1	Yellow	1	Yellow	
2	Orange			2	2	Orange	2	Blue	2	Orange	2	Yellow	2	Orange	
3	Green			3	3	Orange	3	Yellow	3	Green	3	Orange			
4	Orange			4	4	Orange	4	Orange							
5	Yellow			5	5	Orange	5	Yellow							
6	Yellow			6	6	Yellow									
7	Green			7	7	Yellow									
8	Yellow			8	8	Yellow									
9	Yellow														

Comments

The site is located in a rural setting in proximity to the village of Castle Eaton and adjacent to Second Chance Touring Park. There are open views to the eastern part of the site from Castle Eaton (a Conservation Area). Impact on the setting of the Conservation Area is considered to be a potentially significant issue. This site option is also in an area of high archaeological potential. Although there are a number of issues that are considered problematic they are not necessarily insurmountable if appropriate mitigation measures are put in place

The site option cannot be accessed by road and would need to be linked to an adjacent quarry across the River Thames or connected to site option U7. There is no mineral company interest in this site option at this stage.

Recommendation

In the absence of more suitable alternatives, site option **U5 should therefore be carried forward** for inclusion in the Aggregate Minerals Site Allocations DPD

Site Option: U6 Location: Upper Thames Valley Nearest Settlement: Marston Meysey (to north), Castle Eaton (to east) Resource Type: Sand and Gravel Potential Yield: 350,000 tonnes Size: 20.1 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment			
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade		
	1	Yellow	1	Red	1	Orange	1	Orange	1	Yellow	1	Yellow	1	Yellow		
	2	Orange			2	Orange	2	Blue	2	Orange	2	Yellow	2	Orange		
	3	Green			3	Orange	3	Yellow	3	Green	3	Orange				
	4	Orange			4	Orange	4	Orange								
	5	Yellow			5	Yellow	5	Yellow								
	6	Yellow			6	Yellow										
	7	Green			7	Yellow										
	8	Yellow			8	Yellow										
	9	Yellow														
<p>Comments Site option U6 is in a very remote and isolated part of the Upper Thames Valley, adjacent to the Preferred Area currently subject to a planning application at Down Ampney. The site is screened by the fact that it is located in a shallow natural depression and by the established natural vegetation. A significant proportion of the site option is designated as a Scheduled Ancient Monument. English Heritage has confirmed that allocation of this SAM for sand and gravel extraction would not be appropriate due to the level of information required to support such an allocation as a plan proposal. If proposals to work mineral within SAMs are submitted to the Council, then a significant amount of evidence would be required to fully justify development.</p> <p>Recommendation This site option should be excluded from further consideration when considered against Historic Environment SA Objective 1.</p>																

Site Option: U7 Location: Upper Thames Valley Nearest Settlement: Castle Eaton (to northeast), Cricklade (to west). Resource Type: Sand and Gravel Potential Yield: 2,200,000 tonnes Size: 172.6 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment	
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade
1	Yellow	1	Yellow	1	Orange	1	Orange	1	Yellow	1	Orange	1	Yellow	
2	Yellow			2	Orange	2	Yellow	2	Orange	2	Yellow	2	Orange	
3	Blue			3	Orange	3	Green	3	Green	3	Yellow			
4	Orange			4	Orange	4	Orange							
5	Yellow			5	Yellow	5	Yellow							
6	Orange			6	Yellow									
7	Blue			7	Yellow									
8	Yellow			8	Orange									
9	Yellow													

Comments
Although this site option is large in size, the mineral is not evenly distributed within the site boundary. This has been taken into account in the original estimate of yield, although the exact quality and quantity of sand and gravel within this site option is unknown. There are listed buildings in proximity to site option and the area is considered to be of medium archaeological potential, however, mitigation is considered achievable. Access to this site via a new junction from the A419 is considered inappropriate if it were to be operated as a standalone quarry. Ideally it would be worked as an extension to the quarries currently operating in close proximity to the site to the north. The Environment Agency has expressed significant concern regarding the proximity of the site option to North Meadow Special Area of Conservation and the River Thames. The site is substantial in size and therefore in principle can accommodate options for controlling groundwater surface water flow and standoffs from the river. At this stage no detailed hydrological and hydrogeological information has been provided and this will be required to support the allocation moving forward. Although there are a number of issues that are considered problematic they are not necessarily insurmountable if appropriate mitigation measures are put in place.

No mineral company has expressed an interest in this site at this stage.

Recommendation
In the absence of more suitable alternatives, **site option U7 should therefore be carried forward** for inclusion in the Aggregate Minerals Site Allocations DPD

Site Option: U9 Location: Upper Thames Valley Nearest Settlement: Latton (to north) Resource Type: Sand and Gravel Potential Yield: 1,250,000 Size: 42.1 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment	
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade
1	Orange	1	Red	1	Orange	1	Orange	1	Yellow	1	Orange	1	Yellow	
2	Yellow			2	Yellow	2	Blue	2	Orange	2	Yellow	2	Orange	
3	Blue			3	Orange	3	Green	3	Green	3	Yellow			
4	Orange			4	Orange	4	Orange							
5	Yellow			5	Orange	5	Orange							
6	Orange			6	Yellow									
7	Yellow			7	Yellow									
8	Orange			8	Blue									
9	Yellow													

Comments
This option is located adjacent to the village of Latton which could potentially lead to issues with noise and dust. However it should be noted that the A419, as a source of noise, contributes significantly to background noise levels at Latton. The Environment Agency has expressed significant concern regarding the proximity of the site option to North Meadow Special Area of Conservation.

No formal mineral company interest in this site option at this stage.

A significant proportion of the site option is designated as a Scheduled Ancient Monument. English Heritage has confirmed that allocation of this SAM for sand and gravel extraction would not be appropriate due to the level of information required to support such an allocation as a plan proposal. If proposals to work mineral within SAMs are submitted to the Council, then a significant amount of evidence would be required to fully justify development.

Recommendation
Therefore **site option U9 should be excluded** from further consideration when considered against Historic Environment SA Objective 1.

Site Option: U16 Location: Upper Thames Valley Nearest Settlement: Ashton Keynes (to north) Resource Type: Sand and Gravel Potential Yield: 1,975,000 tonnes Size: 62.7 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment			
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade		
	1	Orange	1	Orange	1	Orange	1	Orange	1	Yellow	1	Orange	1	Yellow		
	2	Orange			2	Yellow	2	Blue	2	Orange	2	Yellow	2	Orange		
	3	Green			3	Orange	3	Orange	3	Green	3	Orange				
	4	Orange			4	Orange										
	5	Yellow			5	Orange										
	6	Orange			6	Yellow										
	7	Yellow			7	Yellow										
	8	Yellow			8	Orange										
	9	Yellow														
<p>Comments</p> <p>The Chancel, a Grade II* listed building, is located within the south eastern part of the site. A church, which once stood adjacent to the chancel was relocated from the site in the late 19th Century. The building is well maintained and surrounding land in proximity to the building has nature conservation value (it is allocated as a County Wildlife Site). The Chancel is still in use (the local community occasionally hold religious services there). Other parts of the site option have areas of nature conservation value. Landscape, visual impacts and impacts to the historic built environment are also considered to be of significant concern for a substantial part of the area within the east of the site and parts of the western side. These issues could be mitigated for by including a separation distance between the sensitive area and mineral extraction, and managing the timing of operations. However the yield for this site would be expected to be reduced significantly. In addition access to site is considered to be problematic.</p> <p>No mineral company interest. Only 25% of site falls within Mineral Resource Zone. Representatives of the minerals industry have recently informed the Council that the mineral within this area is shallow and of poor quality due to the presence of lignites (carbonaceous material) and high levels of interbedded silt / silty clay. The actual yield is very likely to be significantly less than estimated. Consequently, with better quality alternatives from within Wiltshire, Gloucestershire and Oxfordshire, it would not be considered viable within this plan period.</p> <p>Recommendation</p> <p>Due to the poor quality of mineral it is recommended that site option U16 is excluded from further consideration on the grounds that the mitigation required to allow development to proceed when considered against the criteria graded orange above, would outweigh any benefit from extraction.</p>																

Site Option: U17 Location: Upper Thames Valley Nearest Settlement: Ashton Keynes (to north) Resource Type: Sand and Gravel Potential Yield: 680,000 tonnes Size: 13.0 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment	
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade
	1	Yellow	1	Orange	1	Orange	1	Orange	1	Yellow	1	Orange	1	Yellow
	2	Orange			2	Yellow	2	Blue	2	Yellow	2	Yellow	2	Orange
	3	Green			3	Yellow	3	Green	3	Green	3	Orange		
	4	Orange			4	Orange	4	Orange						
	5	Yellow			5	Orange	5	Orange						
	6	Yellow			6	Yellow								
	7	Yellow			7	Yellow								
	8	Orange			8	Blue								
9	Yellow													

Comments

Access to site would be feasible in principle but the routing of traffic would need to use the B4696 through the village of Ashton Keynes, which is flagged as a concern.

No mineral company interest has been expressed at this stage. The site option is relatively unconstrained and the issues likely to be associated with development of the site although problematic in some cases would, in principle, be possible to mitigate. However, representatives of the minerals industry (two companies have previously investigated the land) have recently informed the Council that the mineral within this area is shallow and of poor quality due to the presence of lignites (carbonaceous material) and high levels of interbedded silt / silty clay. The actual yield would be significantly less than estimated.

Consequently, with better quality alternatives from within Wiltshire, Gloucestershire and Oxfordshire, it would not be considered viable within this plan period.

Recommendation

Due to the poor quality of mineral it is recommended that **site option U17 is excluded** from further consideration on the grounds that the mitigation required to allow development to proceed against the criteria graded orange above, would outweigh any benefit from extraction.

Site Option: U18 Location: Upper Thames Valley Nearest Settlement: Ashton Keynes (to north) Resource Type: Sand and Gravel Potential Yield: 1,780,000 Size: 42.4 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment			
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade		
	1	Orange	1	Orange	1	Orange	1	Orange	1	Yellow	1	Orange	1	Yellow		
	2	Orange			2	Yellow	2	Blue	2	Orange	2	Yellow	2	Orange		
	3	Green			3	Orange	3	Yellow	3	Green	3	Orange				
	4	Orange			4	Orange										
	5	Yellow			5	Orange										
	6	Yellow			6	Yellow										
	7	Yellow			7	Yellow										
	8	Orange			8	Blue										
	9	Yellow														
<p>Comments Access to site would be feasible in principle but the routing of traffic would need to use the B4696 through the village of Ashton Keynes.</p> <p>No mineral company interest has been expressed at this stage. The site option is relatively unconstrained and the issues likely to be associated with development of the site although in some cases problematic would, in principle, be possible to mitigate. However, representatives of the minerals industry (two companies have investigated the land) have recently informed the Council that the mineral within this area is shallow and of poor quality due to the presence of lignites (carbonaceous material) and high levels of interbedded silt / silty clay. The actual yield would be significantly less than estimated.</p> <p>Consequently, with better quality alternatives from within Wiltshire, Gloucestershire and Oxfordshire, it would not be considered viable within this plan period.</p> <p>Recommendation Due to the poor quality of mineral it is recommended that site option U18 is excluded from further consideration on the grounds that the mitigation required to allow development to proceed against the criteria graded orange above, would outweigh any benefit from extraction.</p>																

Site Option: U22 Location: Upper Thames Valley Nearest Settlement: Ashton Keynes (to south) Resource Type: Sand and Gravel Potential Yield: 1,260,000 tonnes Size: hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment			
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade		
	1	Orange	1	Orange	1	Orange	1	Orange	1	Orange	1	Orange	1	Yellow		
	2	Orange			2	Blue	2	Blue	2	Orange	2	Yellow	2	Orange		
	3	Blue			3	Orange	3	Green	3	Green	3	Yellow				
	4	Orange			4	Orange	4	Orange								
	5	Yellow			5	Orange	5	Orange								
	6	Orange			6	Yellow										
	7	Yellow			7	Yellow										
	8	Orange			8	Yellow										
	9	Yellow														
<p>Comments</p> <p>The site is located adjacent to a residential school (Cotswold Community School). The school is closing and will be vacant from the end of term 6 in July 2011 and therefore use as a school should not be considered as a sensitive receptor. A number of Grade II listed buildings are located within the boundary of the school and mitigation would be required to ensure the setting of the listed buildings in question is not compromised. This area is also considered to be an area of high archaeological potential but it is considered that appropriate mitigation could be designed and applied at an application stage. Due to the closure of the school additional land within the area can now be considered (the landowner for site options U22 and U23 also owns the land associated with the school), which is estimated to increase the potential yield for this site by at least 1.5 million tonnes (initial calculations indicate that up to 2 million tonnes additional resource could be available) if the non-scheduled part of U23 is incorporated into this option (please refer to site option U23 below). Access to the local road network is considered to be problematic. Therefore this site would ideally be linked to an adjacent quarry to the north. Although there are a number of issues that are considered problematic they are not necessarily insurmountable if appropriate mitigation measures are put in place.</p> <p>Although there is no formal mineral company support for this site option at this stage, it has been indicated by representatives of the minerals industry that this would be a feasible option for a quarry.</p> <p>Recommendation</p> <p>In the absence of more suitable alternatives, site option U22 should therefore be carried forward for inclusion in the Aggregate Minerals Site Allocations DPD, including a revised estimate of resource.</p>																

Site Option: U23 Location: Upper Thames Valley Nearest Settlement: Ashton Keynes (to south) Resource Type: Sand and Gravel Potential Yield: 1,730,000 tonnes Size: 19.8 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment			
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade		
	1	Orange	1	Red	1	Orange	1	Orange	1	Orange	1	Orange	1	Yellow		
	2	Orange			2	Blue	2	Blue	2	Orange	2	Yellow	2	Orange		
	3	Blue			3	Orange	3	Green	3	Green	3	Yellow				
	4	Orange			4	Orange										
	5	Yellow			5	Orange										
	6	Orange			6	Yellow										
	7	Blue			7	Yellow										
	8	Orange			8	Yellow										
	9	Yellow														
<p>Comments</p> <p>The site is located adjacent to a residential school (Cotswold Community School). The school is closing and will be vacant from the end of term 6 in July 2011 and therefore use as a school should not be considered as a sensitive receptor. A number of Grade II listed buildings are located within the boundary of the school, although it is considered that mitigation is possible. This area is also considered to be an area of high archaeological potential, with a significant proportion of the site option is designated as a Scheduled Ancient Monument. English Heritage has confirmed that allocation of this SAM for sand and gravel extraction would not be appropriate due to the level of information required to support such an allocation as a plan proposal. If proposals to work mineral within SAMs are submitted to the Council, then a significant amount of evidence would be required to fully justify development. However, due to the closure of the Cotswold Community School, it is possible that additional land may be suitable for extraction which will thereby increase the potential yield. It is recommended that the non-scheduled part of U23 is incorporated into an extended U22 (see comments for U22 above).</p> <p>Recommendation</p> <p>The part of site option U23 designated as a scheduled monument should be excluded from further consideration when considered against Historic Environment SA Objective 1. However, the remaining part of site option U23 should be carried forward and included as part of site option U22.</p>																

Site Option: C3 Location: Calne area Nearest Settlement: Calne (to the west) Resource Type: Sand Potential Yield: 450,000 tonnes Size: 23.4 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment			
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade		
	1	Blue	1	Blue	1	Blue	1	Orange	1	Yellow	1	Yellow	1	Yellow		
	2	Orange			2	Yellow	2	Blue	2	Yellow	2	Yellow	2	Orange		
	3	Blue			3	Orange	3	Green	3	Green	3	Orange				
	4	Orange			4	Yellow	4	Yellow								
	5	Yellow			5	Green	5									
	6	Yellow			6		6									
	7	Blue			7	Yellow	7									
	8	Yellow			8	Orange	8									
	9	Yellow														
<p>Comments</p> <p>This site option is located adjacent to an active quarry and concrete products factory, is fairly well screened and separated from other land uses and therefore considered relatively unconstrained. The grading against SA objectives demonstrate that this site option would be the first choice of the site options for the Calne area. Priority would also be given to this site in policy terms as an extension to an existing operational quarry. Although some issues are considered potentially problematic they are not necessarily insurmountable if appropriate mitigation measures are put in place.</p> <p>Although the site option was not originally proposed by the minerals industry, it is considered to have good potential as an extension to the existing adjacent quarry. This site would <u>not</u> form an extension to the adjacent landfill (there is more than sufficient landfill capacity for Wiltshire and Swindon) but instead would be restored using inert material. The industry has indicated that they are confident that sufficient inert material would be available to restore site C3.</p> <p>Recommendation</p> <p>In the absence of more suitable alternatives, site option C3 should therefore be carried forward for inclusion in the Aggregate Minerals Site Allocations DPD.</p>																

Site Option: C15 Location: Calne area Nearest Settlement: Derry Hill (to north), Sandy Lane (to south) Resource Type: Sand Potential Yield: 3,000,000 Size: 42.1 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment	
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade
1	Orange	1	Orange	1	Orange	1	Orange	1	Orange	1	Orange	1	Blue	
2	Orange			2	Yellow	2	Blue	2	Orange	2	Yellow	2	Orange	
3	Blue			3	Orange	3	Green	3	Green	3	Orange			
4	Orange			4	Orange	4								
5	Yellow			5	Orange	5								
6	Yellow			6		6								
7	Yellow			7		7								
8	Yellow			8	Blue	8								
9	Yellow													

Comments

This option is located adjacent to the A342, with dwellings to the north and south of the site and the communities of Derry Hill/ Studley to the north east. Access is considered feasible but, despite forming part off the advisory HGV route network, use of the A342 is not currently considered suitable for minerals HGV use and therefore improvements to the road network along the stretch of A342 between the site option and the junction with the A4 would be required. From an historic environment perspective, development is considered to potentially lead to impacts on the setting of the historic park and garden at Bowood. However, from a landscape/ visual impact perspective, mitigation is considered achievable and there is potential for restoration to enhance the area through forestry. Although there are a number of issues that are considered problematic they are not necessarily insurmountable if appropriate mitigation measures are put in place.

No minerals company interest for this plan period although longer term (post 2026) this site option is considered to have some potential.

Recommendation

In light of the fact that C3 offers a much more suitable option, and when taking into account the evidence the council now has to support a local forecast, rather than the forecast developed at the national and regional level, it is recommended that **site option C15 is discounted from inclusion in the development plan at this time.** The site option is considered to offer longer term (i.e. post 2026) potential for mineral working.

Site Option: C16 Location: Calne area Nearest Settlement: Westbrook (to east) Resource Type: Sand Potential Yield: 500,000 tonnes Size: 10.4 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment		
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	
	1	Orange	1	Yellow	1	Orange	1	Orange	1	Yellow	1	Orange	1	Blue	
	2	Orange			2	Yellow	2	Blue	2	Orange	2	Yellow	2	Yellow	
	3	Blue			3	Orange	3	Green	3	Green	3	Red			
	4	Orange			4	Orange	4								
	5	Yellow			5	Orange	5	Yellow							
	6	Orange			6	Yellow									
	7	Yellow			7	Yellow									
	8	Yellow			8	Yellow									
	9	Yellow													
Comments <p>The site is poorly screened from the road to the south and the properties to the east. Although access is considered achievable, the local road network is not part of the Wiltshire advisory HGV network and not considered suitable for minerals HGV use without significant upgrading.</p> <p>This site option was originally put forward for consideration by Tarmac in 2003. Since 2003 an application for a concrete batching plant at this site was submitted and subsequently refused by the then Wiltshire County Council at Sahara Sandpit. It has recently been confirmed that there is no longer mineral company interest in this site option.</p> Recommendation <p>Due to lack of appropriate access to the advisory HGV network, site option C16 should be excluded when considered against transport objective 3.</p>															

Site Option: C18 Location: Calne area Nearest Settlement: Bromham (to north), Rowde (to south east), St Edith's Marsh (to north east and east). Resource Type: Sand Potential Yield: 7,100,000 Size: 74.5 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment		
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	
1	Orange	1	Orange	1	Orange	1	Orange	1	Orange	1	Orange	1	Orange	Blue	
2	Orange			2	Orange	2	Blue	2	Orange	2	Yellow	2	Yellow	Orange	
3	Blue			3	Orange	3	Yellow	3	Green	3	Orange				
4	Orange			4	Orange	4	Orange								
5	Yellow			5	Orange	5	Orange								
6	Orange			6	Yellow										
7	Blue			7	Yellow										
8	Yellow			8	Orange										
9	Yellow														
Comments This site option covers a large area of search, relative to other site options in the Calne area. In certain parts of the site option, the issues in relation to landscape, visual impact and the historic environment associated with development of this site are considered significant, leading to the recommendation that parts of the site option should be excluded. However by applying separation distances and screening it is considered possible that some parts to the north of the centre of the site may be suitable. A significant part of the site option (40% within the southern part of the site) is outside of the designated Mineral Resource Zone (MRZ) for the area. In light of the fact that there are more suitable alternatives (C3 as a first choice and C15 second) there would be no justification for pursuing the part of the site outside of the MRZ. The potential yield would therefore be reduced significantly as a result of the need to mitigate for landscape, visual impacts and impacts to the setting of the historic built environment. The estimate of potential yield after mitigation measures have been implemented would be approximately 1.66 million tonnes. The site option is also classed as Grade 2 best and most versatile agricultural land, which in light of the outcomes of the assessments for the other site options in the Calne area, would place it low in order of preference (again C3 would be preferred). Access to the site is considered to be achievable but, despite forming part of the advisory HGV route network, use of the A342 is currently not considered suitable for minerals HGV use, unless significant improvements are delivered. In terms of comparison with C15 this site option would involve HGVs travelling greater distances of the A342 to reach the A4, making the necessary road improvements (to ensure that the route to the wider HGV network is suitable), would be unrealistic. There is no mineral company interest in this site option at this stage.															
Recommendation In light of the fact that C3 offers a much more suitable option, followed by site option C15, and when taking into account the evidence the council now has to support a local forecast, rather than the forecast developed at the national and regional level, it is recommended that site option C18 is discounted from inclusion in the development plan.															

Site Option: SE1 Location: South East of Salisbury Nearest Settlement: Whiteparish (to east) Resource Type: Sand Potential Yield: 1,280,000 Size: 16.0 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment			
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade		
	1	Orange	1	Orange	1	Orange	1	Orange	1	Orange	1	Yellow	1	Yellow		
	2	Orange			2	Yellow	2	Blue	2	Orange	2	Yellow	2	Orange		
	3	Blue			3	Orange	3	Green	3	Green	3	Orange				
	4	Orange			4	Orange	4	Green								
	5	Yellow			5	Orange	5	Yellow								
	6	Orange			6	Yellow										
	7	Blue			7	Yellow										
	8	Yellow			8	Blue										
	9	Yellow														

Comments
This site option is located in proximity to a number of dwellings, some of which are of historic environment importance. There is also potential for impacts on the conservation area at Whiteparish to the east of the site option. The site is very open to views from the road (principally the A27) and nearby properties. Mitigation would be required to ‘buffer’ and screen potential adverse visual impacts. The site option is also considered to present road safety issues, although theoretically access to the A27 is possible.

No mineral company interest.

Recommendation
In light of the fact that SE2 and SE3 offer more suitable and deliverable options; and when taking into account the evidence the council now has to support a local forecast (rather than the forecast developed at the national and regional level), it is recommended that **site option SE1 is discounted from inclusion in the development plan.**

Site Option: SE2 Location: South East of Salisbury Nearest Settlement: Whiteparish (to east) Resource Type: Sand Potential Yield: 700,000 Size: 12.9 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment		
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	
	1	Orange	1	Blue	1	Yellow	1	Orange	1	Orange	1	Yellow	1	Blue	
	2	Orange			2	Yellow	2	Blue	2	Yellow	2	Yellow	2	Orange	
	3	Blue			3	Orange	3	Green	3	Green	3	Blue			
	4	Orange			4	Yellow	4	Green							
	5	Orange			5	Yellow	5	Green							
	6	Orange													
	7	Orange													
	8	Yellow													
	9	Yellow													

Comments

Apart from the classification of this site option as ancient woodland, there are very few constraints to development. The site has, for several decades, been used for forestry and therefore none of the trees contained within the site could be considered to be ancient or veteran. However, the seed bed contained within the soils is of importance, hence the classification. Mitigation involving adequate protection of the soils and seed bed has been successfully implemented at Brickworth quarry and is therefore considered feasible for SE2. The site would act as a natural extension to the existing quarry at Brickworth and therefore there are no concerns regarding the use of the current access to the A36.

This site option has minerals industry support.

Recommendation

In the absence of more suitable alternatives, **site option SE2 should therefore be carried forward** for inclusion in the Aggregate Minerals Site Allocations DPD.

Site Option: SE3 Location: South East of Salisbury Nearest Settlement: Whiteparish (to east) Resource Type: Sand Potential Yield: 1,248,000 Size: 12.3 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment		
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	
	1	Orange	1	Blue	1	Yellow	1	Orange	1	Orange	1	Yellow	1	Blue	
	2	Orange			2	Yellow	2	Blue	2	Yellow	2	Yellow	2	Orange	
	3	Blue			3	Orange	3	Green	3	Green	3	Blue			
	4	Orange			4	Blue	4	Green							
	5	Orange			5	Blue	5	Green							
	6	Orange													
	7	Orange													
	8	Yellow													
	9	Yellow													

Comments

Apart from the classification of this site option as ancient woodland there are very few constraints to development. The site has, for several decades, been used for forestry and therefore none of the trees contained within the site could be considered to be ancient or veteran. However, the seed bed contained within the soils is of importance, hence the classification. Mitigation involving adequate protection of the soils and seed bed has been successfully implemented at Brickworth quarry and is therefore considered feasible at SE3. The site would act as a natural extension to the existing quarry at Brickworth and therefore there are no concerns regarding the use of the current access to the A36.

This site option has minerals industry support.

Recommendation

In the absence of more suitable alternatives, **site option SE3 should therefore be carried forward** for inclusion in the Aggregate Minerals Site Allocations DPD.

Site Option: SA1 Location: Salisbury Avon Nearest Settlement: Salisbury (to north and west) Resource Type: Sand and Gravel Potential Yield: Size: hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment	
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade
1	Red	1	Red	1	Orange	1	Yellow	1	Yellow	1	Orange	1	Yellow	
2	Yellow			2	Orange	2	Blue	2	Orange	2	Green	2	Orange	
3	Blue			3	Orange	3	Green	3	Green	3	Red			
4	Orange			4	Orange	4	Orange							
5	Yellow			5	Orange	5	Orange							
6	Orange			6	Yellow									
7	Blue			7	Yellow									
8	Yellow			8	Blue									
9	Yellow													

Comments

This site option is considered inappropriate in relation to the difficulties associated with access and use of the A36 at this location; the potential impacts on the integrity of the River Avon SAC (the majority of the site is within flood zone 3 and therefore there are limited options for storing soils etc, and particularly the use of measures to mitigate potential impacts of silt migration on the SAC); and the potential impacts on the historic environment. The Environment Agency has expressed significant concern regarding the proximity of the site option to the River Avon Special Area of Conservation.

A new sewage pipe has been installed across the site to provide an alternative discharge point for the adjacent sewage works. Not only does this provide indication of the sensitivity of the River Avon SAC at this location but would significantly impact upon the practicality of development of the site.

There is no mineral company interest in this site option.

Recommendation

Due to lack of appropriate access to the A36, proximity to the River Avon SAC and potential impacts on the historic environment, this site option is regarded as impractical for use as a quarry and therefore **site option SA1 should be excluded** when considered against biodiversity objective 1, historic environment objective 1 and transport objective 3.

Site Option: SA2 Location: Salisbury Nearest Settlement: Alderbury (to east) Resource Type: Sand and Gravel Potential Yield: 2,200,000 Size: 63.9 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment			
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade		
	1	Red	1	Orange	1	Orange	1	Orange	1	Yellow	1	Orange	1	Yellow		
	2	Orange			2	Yellow	2	Blue	2	Orange	2	Yellow	2	Orange		
	3	Blue			3	Orange	3	Green	3	Green	3	Red				
	4	Orange			4	Orange	4	Yellow								
	5	Yellow			5	Orange	5	Orange								
	6	Orange			6	Yellow										
	7	Blue			7	Yellow										
	8	Yellow			8	Yellow										
	9	Yellow														
<p>Comments</p> <p>This site option is located in a rural area. It is considered inappropriate for development as a sand and gravel quarry due to the difficulties associated with access to and use of the A36 at this location (in particular there are serious concerns about the practicality of crossing the Witherington road and use of the proposed haul road to Alderbury to access the A36); the potential impacts on the integrity of the River Avon SAC; and the potential impacts on the historic environment (although the historic environment is not thought to be exclusionary in its own right). The Environment Agency has expressed significant concern regarding the proximity of the site option to the River Avon Special Area of Conservation. The County Ecologist has identified the proposed haul road as being of significant ecological value and therefore potentially inappropriate for use.</p> <p>Although originally put forward by Tarmac for consideration in 2004, there is no longer any mineral company interest in this site option.</p> <p>Recommendation</p> <p>Due to lack of appropriate access and proximity to the River Avon SAC this site option is regarded as impractical for use as a quarry and therefore site option SA2 should be excluded when considered against biodiversity objective 1 and transport objective 3.</p>																

Site Option: BA4 Location: Bristol Avon Nearest Settlement: Beanacre (to south), Lacock (to north) Resource Type: Sand and Gravel Potential Yield: 500,000 Size: 33.3 hectares Current land use: Agricultural	Biodiversity		Historic environment		Human health and amenity		Land use		Landscape/ Visual Impact		Transport		Water environment		
	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	SA objective	Grade	
	1	Orange	1	Orange	1	Orange	1	Orange	1	Orange	1	Orange	1	Blue	
	2	Orange			2	Orange	2	Blue	2	Orange	2	Yellow	2	Orange	
	3	Blue			3	Orange	3	Green	3	Green	3	Red			
	4	Orange			4	Orange	4	Orange							
	5	Yellow			5	Orange	5	Orange							
	6	Orange			6	Yellow									
	7	Yellow			7	Yellow									
	8	Yellow			8	Orange									
	9	Yellow													
<p>Comments</p> <p>This site options is located adjacent to the A350. However, it is considered that, due to the curve and geometry of the road along the frontage boundary of the site, there are no suitable places for safe access/egress. The site is also considered to be of high archaeological potential due to the route of a Roman road which passes through the site on an east- west alignment. A significant part of the site is classified as ancient woodland, although a large portion of the area is also in agricultural use.</p> <p>There is no mineral company interest in this site option.</p> <p>Recommendation</p> <p>Due to lack of safe access to the A350, it is considered inappropriate to allocate this site option for development as a quarry and therefore site option BA4 should be excluded when considered against transport objective 3.</p>															

Summary of Recommendations

Site options proposed to be carried forward into the draft Minerals Sites DPD	Yield (tonnes)
U3	2,400,000
U4	812,000
U5	300,000
U7	2,200,000
U22 (as amended to include non-scheduled part of U23 and part of adjacent land)	2,760,000
C3	450,000
SE2	700,000
SE3	1,248,750
Total	10, 870,750

Site options to be excluded from this development plan	Yield (tonnes)
U2	355,250
U6	350,000
U9	1,250,000
U16	1,975,000
U17	680,000
U18	1,780,000
U23 (part of)	1,730,000
C15 (although this site option is seen as having longer term potential)	3,000,000
C16	500,000
C18	7,150,000
SE1	1,280,000
SA1	1,350,000
SA2	2,000,000
BA4	500,000
Total	23,900,250