

Summary of Mineral and Waste Site Assessments

Site ID Code	New SHLAA site code	Previous SHLAA reference (if relevant)	Site Name	Parish	Proposed Use	Conclusion	Area (hectares)
26	KET21		Ketton Cement Works Area of Search	Ketton	Mineral extraction Area of Search	Not assessed - as proposed as Area of Search	783
48	STR03	STR/03	Hooby Lane North	Thistleton	Mineral extraction	A potentially suitable site in the longer term.	9.5
52	CLI01	CLI/01	Woolfox Garden Community	Clipsham	Mineral extraction (small part of site prior to development)	Not assessed - mineral reserves to be used for on-site construction purposes only.	492
53	KET23		Northern extension to Ketton Cement (including Ketco Avenue)	Ketton	Mineral extraction / waste	Site is suitable for inert disposal linked to the restoration of mineral extraction operations.	110
66	THI04		Land off New Road, Hooby Lane	Thistleton	Mineral extraction	Site suitable for allocation	47
151	COT07	COT/07	Land at Railway Sidings, Burley Road, Cottesmore	Cottesmore	Mineral / waste and/or employment	Not suitable for allocation therefore full assessment at Stage 2 is not required.	4
3630	LAN16		Westmoor Farm, Cold Overton Road, Langham	Langham	Green waste storage and processing	Not suitable for allocation therefore full assessment at Stage 2 is not required.	2

SHELAA: STR03 Site ID: 48

Site Address: Hooby Lane North, Stretton



Parish: Stretton
Gross Site Area (ha): 9.4 ha
Developable Site Area (ha): 9.4 ha
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mineral extraction, with the principal focus being the production of building stone (limestone). Waste stone will be processed to produce aggregates and clay overburden will also be sold.
Further detail where mixed or other use promoted: The proposed site was brought forward by the operator of the existing quarry (agreement with landowner) and would operate as an extension of the existing site. Mineral resource identified as economically viable by proponent (and based on current operations) and supported by BGS data.
Currently Allocated: No
Earliest point site is available: within 5 years
Overall status: Site not taken forward for inclusion in the Local Plan.

RAG Rating – Based on initial GIS constraint check completed only

Brownfield/ greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape and townscape character	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
N/A	A	G	A	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of employment site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	N/A	G	N/A

Consideration of suitability following technical consultation	
Initial Mineral Planning Officer comments	<p>Meets key emerging policies:</p> <p>Draft Plan Policy MIN 1 Spatial strategy for minerals development – complaint as located within limestone for aggregate and building stone Area of Search. Operations will be small-scale and include the recovery of approximately 75,000 tonnes per annum of building stone to service the local market for new and historic buildings.</p>
	G

	Draft Plan Policy MIN2 Mineral provision - Supports the supply of minerals for conservation purposes and / or maintaining the local distinctiveness of the built environment within Rutland.	
Topography	Relatively flat with no topographical constraints to development.	G
Green infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated .	G
Rights of Way	Permissive footpaths/Public rights of way affected – requiring mitigation.	A
National ecology designations	None on site. Greetham Meadows SSSI is approximately 570m south of the site.	G
Local ecology designations	<p>Less significant or negligible impacts on Local Wildlife Sites, protected species and Biodiversity Action Plan (BAP) priority habitats.</p> <p>Great Crested Newt have been recorded within 100m of the site and a survey will be required (or District Level Licensing Considered) with a mitigation plan to be submitted upfront with the development if appropriate. A badger survey and mitigation plan (if required) should also be submitted.</p> <p>Hedgerows should be retained with buffers.</p> <p>The restoration of this site post development would provide a rare opportunity to create calcareous grassland.</p> <p>Summary:</p> <p>Ok subject to surveys and mitigation. Biodiversity Net Gain required.</p> <p>There are a range of locally designated Wildlife Verges around the site: Hooby Lane verge 200m to the west, Thistleton Roadside Verge Nature Reserve 600m to the north-west and Greetham Verge around 1.5km to the south-west and west. Stretton Wood LWS and Ancient Semi Natural Woodland lies 1.4km to the east. Hooby Lane Plantation broadleaved woodland is 20m to the south-east, adjacent to the existing quarry. The boundary trees and managed hedgerows should be retained and protected throughout the development wherever possible. To provide enhancement for biodiversity the site could be restored at medium or low level to either woodland</p>	G

	providing links to Hooby Lane Plantation to the south, hay meadow or calcareous grassland with exposed quarry faces and scree slopes.	
Tree Preservation Orders	Site does not intersect with TPO.	G
Agricultural land classification	Grade 3.	A
Heritage	<p>No impact on heritage asset or setting.</p> <p>Scheduled Ancient Monuments – None</p> <p>Registered Parks and Gardens – None</p> <p>Conservation Areas – None</p> <p>Listed Buildings - There are a number of listed buildings locate over 1km east of the site in the settlement of Stretton.</p>	G
Archaeology	<p>No known archaeological sites recorded within the proposed development area</p> <p>Known archaeological remains within vicinity HER ref MLE5748 and MLE5345.</p> <p>Sources indicate that a Deer Park of medieval date lay approximately 500m to East (MLE5746)</p> <p>Some impact possible (e.g. impact on an archaeological site and/or the setting). Further site-specific investigations would be required to accompany the planning application (desk-based assessment, further pre-determination archaeological investigation may be required to inform a planning decision and to develop any appropriate post determination mitigation strategy).</p>	A
Landscape and townscape character	The site is in both the Kesteven Uplands and the eastern edge of the Cottesmore Plateau character sub-area of the Rutland Plateau. The site is visible from New Road to the north west and Hooby Lane situated close to the crossroads of the two roads. The site is crossed by public footpath E129. The site is flat, arable and in general is not well screened. There is no existing hedgerow screening the site from Hooby Lane and gappy hedgerows border the site along the other three sides. The boundary trees and managed hedgerows should be retained wherever	A

	<p>possible and protected throughout the development. Views of the site from the village of Stretton to the east are well screened.</p> <p>Further assessment accompanying the planning application would be needed to determine the potential to mitigate impacts of the extraction phase on landscape local to the site or enhance the landscape character of the area in the long term.</p>	
Geology	<p>Building stone (limestone), limestone aggregate and clay.</p> <p>Within limestone for aggregate and building stone Area of Search and limestone and clay Minerals Safeguarding Area.</p>	G
Restoration and after use	<p>The site has potential for restoration to a medium or low-level using site derived clay overburden and the limestone not suitable for building stone production. There is no requirement for importation of fill. Final restoration would be to agricultural land or beneficial nature conservation uses such as either woodland or calcareous grassland with exposed quarry faces. There is the opportunity to link and extend local woodland corridors and LWS (Hooby Lane Verge) through restoration.</p>	G
Lead Flood Authority: Flood risk	<p>No flood risk or minimal downstream flood risk.</p> <p>Water conservation: Consideration of surface water drainage and continued maintenance of existing surfaces and drainage systems will mitigate contamination risk. Further assessment would be required to accompany a planning application.</p> <p>Groundwater Flooding: None.</p> <p>Fluvial flood risk: The site is not located within, or adjacent to, flood zone 2 or 3. Minerals working and processing are classified as less vulnerable, as per the flood risk vulnerability/compatibility tables the development is appropriate. Refer to the National Planning Policy Framework and Associated Technical Guidance - Sequential Test table.</p> <p>Surface water flooding: There is a small pond located in the south-eastern corner of the site. As part of any quarrying dewatering and surface water drainage implications will need to be assessed as part of any planning application.</p>	G

	Historic flooding hotspots: According to the flooding hotspot data received from RCC on the 30/06/16 this site is not subject to any historic flooding records.	
Environmental health & contamination	The site is north of the existing quarry located on Hooby Lane. This site is suitable for designation as a mineral extraction location with respect to environmental impacts providing the relevant assessments and mitigation is put in place under the planning process. Scoping opinion application was submitted for this site under 2019/0161/SCO. Environment and Amenity Impacts highlights to be addressed in the scheme, included assessment of Dust and Air Quality, Noise and Lighting. The nearest sensitive receptor is Hooby Lodge on Stretton Road approximately 500m from the boundary of the proposed area. The site is located to the north of the existing quarry (separated by Hooby lane). The predominant land use surrounding the site is agricultural. Hooby Lane Plantation is located to the south-east (adjacent existing quarry). The nearest sensitive receptors include Hooby Lodge 780m northwest (separated by New Road) and Stretton settlement 950m southeast (separated by the A1). There are no land uses adjacent / in close proximity to the site of medium to high level of sensitivity with regards to mineral extraction. Located away from Stretton settlement and residential properties therefore environmental nuisance is likely to be minimal.	A
Highways Authority: Access	Access to and from the site is proposed to be from Hooby Lane connecting on to the A1. The Local Highway Authority would have no objections to this proposed site for minerals provided HGV movements are controlled through routing agreements determined through the planning application process. Any such agreements should seek to divert traffic away from Thistleton or Greetham. The site is an extension to an existing quarry but is likely to be an intensification of extraction so HGV movements may increase. Careful phasing would be required to make sure both sites are not operational at the same time. Sufficient safety measures would need to be considered to make sure there is no potential conflict with other road traffic. Further site-specific investigations would be required to accompany the planning application.	G
Highways Authority: Wider road network	The surrounding road network is adequate to accommodate current operations. Although there is expected to be an increase in HGV movements, the increase would be small and the HGVS would route straight to the A1. Further site-specific investigations would be required to accompany the planning application.	G
Mineral Planning Officer comments	Site found to be suitable. Deliverability: The proposed site was brought forward by the operator of the existing quarry (agreement with landowner) and would operate as an extension of the existing site.	G

	Geological investigations have confirmed the presence of high-quality limestone which would be suitable for building stone purposes for use in new and historic buildings. There remains a strong market for building stone in Rutland with the operator of the adjacent operational building stone quarry currently having to meet demand in Rutland by importing stone from outside the County. The site is located in the north of the County and is in proximity to Lincolnshire and Leicestershire boundaries. The mineral will predominately be used to support the building industry within Rutland however there is also potential for export due to the proximity of the site to neighbouring authorities.	
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Mineral Planning Officer Comments & Conclusion

Comments:

The site is located on agricultural land identified as Grade 3 (good to moderate quality) which would be temporarily lost during the operational life of the quarry, however restoration to previous land use and condition is possible. The public footpath that passes diagonally through the site may require temporary re-routing during extraction and subsequent restoration works. There are few biodiversity constraints, only issues of sensitivity arising from proximity to SSSI and other designated biodiversity sites and non-designated features. Further assessment accompanying the planning application would be needed to determine the potential to mitigate impacts of the extraction phase on landscape local to the site or enhance the landscape character of the area in the long term. Where potentially adverse environmental health impacts are likely to occur, appropriate mitigation measures must be identified to avoid and/or minimise impacts to an acceptable level. Where applicable, a site-specific management plan should be developed to ensure the implementation and maintenance of such measures throughout construction, operation, decommissioning and restoration works.

Conclusion:

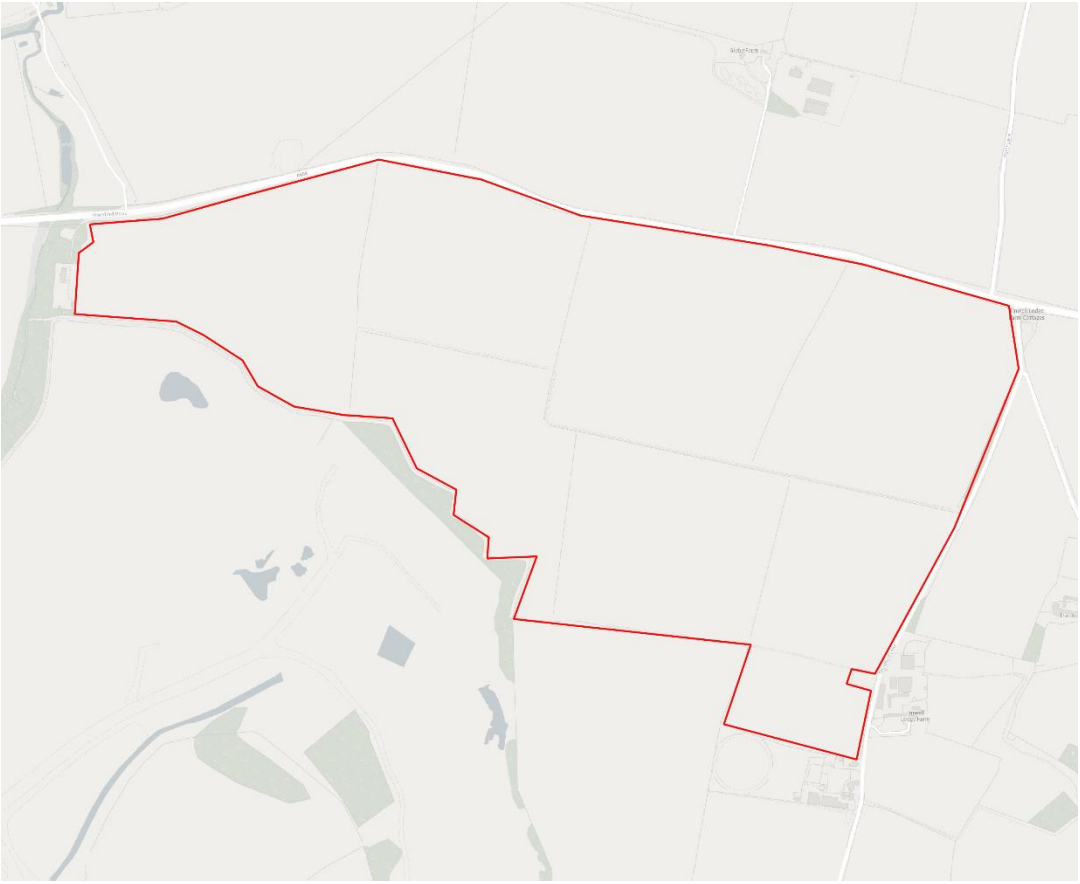
The site has the potential to ensure a continuing supply of building stone is available for local builders and merchants, however preference is given to site Land off New Road, Hooby Lane, for the extraction of building stone as is an exchange site to Thistleton Quarry.

Thistleton Quarry makes up 6.4Mt of the permitted reserves of limestone (crushed rock) and is currently inactive, however the site is considered by industry and part landowner British Steel Pension Fund (BSPF) to be undeliverable on the basis the site is not economically viable due to the costs involved of developing the associated haul road and annual limit on sales. BSPF are willing to exchange Thistleton Quarry for an alternative, deliverable and viable site, at New Road, Hooby Lane (also in their ownership). The surrender of the Thistleton

permission will remove the uncertainty surrounding the Thistleton resource in the plan and is supported in principle subject to the planning application process and compliance with relevant Local Plan policies.

A potentially suitable site in the longer term.

SHELAA Ket23 Site ID 53 Site Address: Northern extension to Ketton Cement (including Ketco Avenue)

	Parish: Ketton
	Gross Site Area (ha): 110 ha
	Developable Site Area (ha): 110 ha
	Brownfield/ Greenfield Status: Greenfield
	Current Use: Agriculture
	Use Promoted: Northern extension to Ketton Quarry for the extraction of limestone (non-aggregate) and clay for use in the cement works at Ketton Quarry.
	Further detail where mixed or other use promoted: The use of inert waste (inert recovery) to infill voids resulting from extraction supports long-term restoration outcomes of the site.
	Currently Allocated: No
	Earliest point site is available: Extraction to commence within the next 5 years.
	Overall status: Site is suitable for inert disposal linked to the restoration of mineral extraction operations.

RAG Rating – Based on initial GIS constraint check completed only

Brownfield/ greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape and townscape character	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
N/A	A	G	A	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of open space	Minerals Safeguarding Area	Loss of employment site	Tree Preservation Order	Logical extension to Settlement
A	G	A	A	G	N/A	N/A	G	N/A

Consideration of Suitability following technical consultation	
Initial Mineral Planning Officer comments	<p>Meets key emerging policies:</p> <p>Draft Plan Policy MIN 1 Spatial strategy for minerals development – compliant as located within the cement primary and secondary materials Area of Search.</p> <p>Draft Plan Policy MIN2 Mineral provision - supports a steady and adequate supply of minerals over the plan period 2021 to 2041, helping to maintain a sufficient stock of permitted reserves for limestone and clay in order to supply the Cement Works at Ketton at an output of around 1.4 million tonnes of cement production per annum. Also supports the need to provide permitted reserves of at least 15 years for cement primary and secondary materials (limestone and clay).</p> <p>Draft Plan Policy WST1 Capacity requirements and spatial strategy for waste development - compliant as directs the deposit of inert waste to land towards permitted mineral extraction sites to facilitate restoration (as inert recovery). The indicative waste management capacity requirements up to 2041 includes 43,000tpa of inert fill.</p>

Topography	The large majority of the site is flat, however the land drops to lower levels on the western section of the site. The topography in the local area does vary greatly due to the extraction and restoration operations. The disposal of inert wastes would support the restoration of the site to return land levels to what they were previously.	A
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	Permissive footpaths/Public rights of way affected – requiring mitigation.	A
National ecology designations	Rutland Water internationally important RAMSAR, SPA and SSSI is located 3.2km to the west. Site in close proximity to Shacklewell Hollow SSSI (around 20m at the closest point north-west and west of the site) designated for woodland, lowland neutral grassland, calcareous grassland and fen, marsh and swamp. Ketton Quarries SSSI, designated for woodland, calcareous grassland and earth heritage, including an exposure of Jurassic limestone, is 1.5km south-west of the site. Tickencote Marsh SSSI is 1.1km north of the site and Great Casterton Road Banks SSSI is 1.2km north-east.	A
Local ecology designations	<p>Candidate Local Wildlife Sites: Shacklewell Hollow Pond located 75m north-west of the site, Chapel Field and Chapel Lane Spinneys 1.1km north-west and former limestone quarry Stamford 1.5km north-east. Local Wildlife Sites: Tinwell Roadside Verge in close proximity, 20m north of the site, Hedge opposite The Rookery 140m east, Verge east of The Rookery 540m east, Great Casterton Verge 1km east and Ryhall Rd Hedgerow 1km north. Broadleaved deciduous woodland is present 13m west of the site.</p> <p>Up-to-date habitat survey plans, ecological assessment and details of restoration plans would be required to accompany the planning application in order to determine the potential to mitigate impacts and provide further enhancements for biodiversity of the area including calcareous grassland. Protected species and habitat mitigation strategies in operation in existing phases of Ketton Quarry should also be required to avoid impacts on protected species, woodland and BAP habitats and designated sites to reduce and avoid effects of importation/infill.</p> <p>Habitat surveys needed to inform potential loss. Bat activity, Badger and Great Crested Newt surveys required with mitigation plan submitted up-front if needed. Summary: Ok subject to surveys and mitigation. Biodiversity Net Gain required.</p>	A

Tree Preservation Orders	No Tree Preservation Orders.	G
Agricultural Land Classification	Within ALC Grade 3.	A
Heritage	<p>No impact on heritage asset or setting.</p> <p>Scheduled Ancient Monuments - None,</p> <p>Registered Parks and Gardens - None,</p> <p>Conservation Area - None, Tinwell conservation area is located 1km east of the site.</p> <p>Listed Buildings - None, a number of listed buildings are located in the Tinwell conservation area.</p>	G
Archaeology	<p>Sources indicate that archaeological remains are recorded within the proposed development area including sub-rectilinear enclosure to the west (MLE5393) and an Iron Age double ditched enclosure to the west (MLE5987) and south (MLE21317).</p> <p>Medium risk - A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.</p>	A
Landscape and townscape character	<p>The site is located in the Ketton Plateau within the Rutland Plateau. The landscape around the area is already impacted upon due to the historical quarrying and existing cement works which are a prominent feature within the landscape. A Public Right of Way E226 crosses the site and E227 also runs along the southern boundary. The site is visible from the A606 that runs along the northern edge of the site, there is a small well-maintained hedge that runs alongside the road but offers limited screening. However, the boundary hedge should be retained wherever possible and protected throughout the development. Further assessment would be required to accompany the planning application in order to determine potential to mitigate the impacts on landscape and provide compensation or enhance the landscape character of the area. The use of inert was in restoration works will assist in re-profiling the landform and provide opportunity for restoration of the landscape, helping to mitigate the impacts on landscape character.</p>	A

Geology	<p>Non-aggregate limestone and clay for use in cement manufacture.</p> <p>Located within the cement primary and secondary materials Area of Search and Limestone & Clay for cement purposes Mineral Safeguarding Area</p>	G
Restoration and after use	<p>Final restoration would be to agricultural land or beneficial nature conservation uses such as either woodland or calcareous grassland with exposed quarry faces TBC. The use of inert waste (inert recovery) to infill voids resulting from extraction supports long-term restoration outcomes of the site.</p>	G
Lead Flood Authority Flood Risk	<p>No flood risk or minimal downstream flood risk.</p> <p>The site is within Flood Zone 1, however due to the size of development a sustainable drainage scheme would need to be submitted to demonstrated how surface water will be managed on the site.</p> <p>Flood zone 2 and 3 are located adjacent to the western boundary. Minerals workings and processing area classified as less vulnerable, as per the flood risk vulnerability/compatibility tables the development is appropriate. Refer to the National Planning Policy Framework and Associated Technical Guidance - Sequential Test table.</p> <p>Further assessment would be required to accompany the planning application.</p>	G
Environmental health & contamination	<p>The site is located adjacent to the north-western extension to Grange Top Quarry, which is under screening for mineral extraction.</p> <p>For future mineral extraction at this site scoping and screening would be necessary under The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Assessments of the potential Environmental Impact, including an assessment on air quality, dust, noise and lighting, will be required for any further planning application for mineral extraction at this site.</p> <p>The site is located in within 100m of Tinwell Lodge Farm, Tinwell Lodge Farm cottages, properties on Steadfold Lane and Shacklewell Hollow Scoutcamp, which will require consideration. The site is also located adjacent to a Site of Special Scientific Interest at Shacklewell Hollow.</p>	A

	The disposal/recovery of inert waste would be related to restoration of worked areas. There is limited potential for contamination however licensing and regulation will ensure effective prevention and control measures are implemented to maintain operations within accepted standards.	
Highways Authority: Access	Site is an extension to an existing quarry so the HGV movements are expected to remain the same however the existing quarry is predominantly accessed via the A6121 and this new location may result in increased vehicle movements on the A606 and A1. HGV movements would need to be controlled through routing agreements determined through the planning application process. Any such agreement should seek to divert traffic away from local villages where possible. Sufficient safety measures would need to be considered to make sure there is no potential conflict with other road traffic. Further site-specific investigations and assessments would be required to accompany the planning application.	A
Highways Authority: Wider road network	The surrounding road network is adequate to accommodate current operations. It is expected that HGV movements will remain at current levels. Inert waste is currently imported for restoration - this would continue.	A
Mineral Planning Officer comments	Site has been put forward by the land agent on behalf of the owner (Hanson Cement). The site would be able to accommodate proposed use for mineral extraction and inert waste recovery. The limestone and clay resources on site have been proven and are exploitable. There is an agricultural tenant on the land, but short-term break clauses allow vacant possession of the land on minimum 12 months' notice. The site is available however given the timeframe of existing operations it is likely that the development would come forward around 2028. The site is owned and operated by Hanson Cement; it would be expected that they would continue to be the operators.	

Planning Officer Comments & Conclusion

Comments: The site is located on agricultural land identified as Grade 3 (good to moderate quality) which would be temporarily lost during the operational life of the quarry, however through inert disposal/recovery site restoration to previous land use and condition is possible. There are few biodiversity constraints, only issues of sensitivity arising from proximity to SSSI and other designated biodiversity sites and non-designated features. With mitigation, further extraction should avoid impacts on any protected species and designated sites. Appropriate mitigation measures (for example like that currently employed to control dust associated with the operational quarry) should reduce potential effects on environmental health to an acceptable level. Archaeological remains are recorded within the proposed development area therefore further archaeological investigation will be

required and appropriate mitigation strategies developed. The public footpaths that cross through the site and along the southern boundary may need to be temporary re-routed and/or buffered during extraction and subsequent restoration works.

Conclusion: **Site is suitable for inert disposal linked to the restoration of mineral extraction operations.**

The Draft Local Plan identifies indicative waste management capacity requirements and the capacity gap for the plan period (up to 2041), including inert fill. The plan sets a preference for inert fill to be directed towards restoration of mineral extraction sites. This additional capacity will assist in addressing capacity gaps.

SHELAA THI04

Site ID 66

Site Address: Land off New Road, Hooby Lane, Thistleton



Parish: Thistleton
Gross Site Area (ha): 46.9 ha
Developable Site Area (ha): 46.9 ha
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: mineral extraction with the principal focus being the production of limestone (building stone). Agricultural limestone, blockstone and walling stone also to be produced.
Further detail where mixed or other use promoted: There has been extensive ground investigations and working of limestone working within the vicinity of the site, suggesting that the limestone is of a suitable quality for extraction. Borehole logs have revealed that the Lincolnshire Limestone present ranges from between 23m and 36m in thickness, with an average thickness of 31.2m.
Currently Allocated: No
Earliest point site is available: immediately
Overall status: Site suitable for allocation in the Local Plan.

RAG Rating – Based on initial GIS constraint check completed only

Brownfield/ greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape and townscape character	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
N/A	A	A	A	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of open space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	A	A	G	G	N/A	G	N/A

Consideration of suitability following technical consultation	
Initial Mineral Planning Officer Comments	<p>Meets key emerging policies:</p> <p>Draft Plan Policy MIN 1 Spatial strategy for minerals development – compliant as located within limestone for aggregate and building stone Area of Search. Operations include recovery of building stone to service the local market for new and historic buildings.</p> <p>Draft Plan Policy MIN2 Mineral provision - Supports the supply of minerals for conservation purposes and / or maintaining the local distinctiveness of the built environment within Rutland.</p>

G

Topography	Land is relatively flat therefore topography unlikely to be an issue for operations.	G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	Permissive footpaths/Public rights of way affected – requiring mitigation.	A
National ecology designations	Greetham Meadows SSSI is approximately 700m south of the site.	A
Local ecology designations	<p>Less significant or negligible impacts on Local Wildlife Sites, protected species and Biodiversity Action Plan (BAP) priority habitats.</p> <p>Habitat surveys needed to inform potential loss. Bat activity, Badger and Great Crested Newt surveys required with mitigation plan submitted up-front if needed.</p> <p>Verge along New Road is partly designated as a Local Wildlife Site for its botanical interest. This should be subject to an updated survey but must be retained and buffered from the development, which may impact on potential access.</p> <p>The restoration of this site post development would provide a rare opportunity to create calcareous grassland.</p> <p>There are a range of locally designated Wildlife Verges around the site: Thistleton Roadside Verge Nature Reserve adjacent to the site boundary in the north-west, Hooby Lane Verge 70m to the south-west and Green Lane Track Verge around 800m to the north.</p> <p>Stretton Wood LWS and Ancient and Semi-Natural Woodland lie 1.6km to the east and West/East Morkery Woods Ancient Replanted Woodland is approximately 980m north-east. Hooby Lane Plantation broadleaved woodland is 170m to the south-east, adjacent to the existing quarry. The boundary trees and managed hedgerows should be retained and protected throughout the development wherever possible. To provide enhancement for biodiversity the site could be restored at medium or low level to either woodland providing links to Hooby Lane Plantation to the south, hay meadow or calcareous grassland.</p> <p>Summary: Ok subject to surveys and mitigation. Biodiversity Net Gain required.</p>	G

Tree Preservation Orders	Site does not intersect with TPO.	G
Agricultural Land Classification	Grade 3.	A
Heritage	<p>No impact on heritage asset or setting.</p> <p>Scheduled Ancient Monuments - None,</p> <p>Registered Parks and Gardens - None,</p> <p>Conservation Areas - None, Stretton Conservation Area is approximately 1.4Km to the east,</p> <p>Listed Buildings - There are a number of buildings located approx. 1.4Km to the east in the settlement of Stretton.</p>	G
Archaeology	<p>No known archaeological sites recorded within the proposed development area. Sources indicate that approximately 300m south of the site archaeological remains are present: flint scatter (MLE10540) and Iron Age ditch (MLE17086). A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk based and appropriate field assessment recommended.</p> <p>Further site-specific investigations would be required to accompany the planning application; such as desk-based assessment, further pre-determination archaeological investigation may be required to inform a planning decision and to develop any appropriate post determination mitigation strategy.</p>	A
Landscape and townscape character	The site is located within the Cottesmore Plateau character sub area of the Rutland Plateau/ The site may be visible from New Road to the west and Hooby Lane to the south, however there is existing hedgerow screening the site. The boundary trees and hedgerows should be retained wherever possible and protected throughout the development. Views of the site from the village of Stretton to the east are well screened. The site is crossed by public footpath E129. The site is flat and currently has an arable use. Further assessment accompanying the planning application would be needed to determine the potential to mitigate impacts of the extraction phase on landscape local to the site or enhance the landscape character of the are in the long term.	A
Geology	Limestone non-aggregate suitable for building stone, walling stone, block stone and agricultural lime production.	G

	Site within limestone for aggregate and building stone Area of Search and limestone and clay Minerals Safeguarding Area	
Restoration and after use	The land would be temporarily lost during the operational life of the quarry however restoration to previous land use and condition is possible.	G
Lead Flood Authority Flood Risk	<p>The site has a very small area on the northern boundary located within flood zone 2 and 3. Minerals working and processing are classified as less vulnerable, as per the flood risk vulnerability/compatibility tables the development is appropriate. Refer to the National Planning Policy Framework and Associated Technical Guidance - Sequential Test table.</p> <p>A suitable drainage scheme will need to be implemented to ensure the proposed development does not impact any ordinary watercourses around the site.</p>	G
Environmental health & contamination	<p>Scoping and screening for future mineral extraction would be necessary under The Town and Country Planning (Environmental Impact Assessment EIA) Regulations 2011. Assessments of the potential Environmental Impact, including an assessment on air quality, dust, noise and lighting, will be required for any future planning application for mineral extraction at this site.</p> <p>The nearest sensitive receptor is Hooby Lodge on Stretton Road, approximately 200m from the boundary of the proposed area.</p>	A
Highways Authority: Access	<p>The LHA would have no objections to this proposed site for minerals, provided the site access has suitable visibility splays and access width. Any application on this site will need conditions to prevent HGVs from going into Thistleton.</p> <p>Sufficient safety measures would need to be considered to make sure there is no potential conflict with other road traffic. Further site-specific investigations would be required to accompany the planning application.</p>	G
Highways Authority: wider road network	The surrounding road network is adequate to accommodate current operations. Although there is expected to be an increase in HGV movements, the increase would be small and the HGVS would route straight to the A1. Further site-specific investigations would be required to accompany the planning application.	G

Mineral officer comments	<p>Site found to be suitable. Mineral resource identified as economically viable by proponent and supported by BGS data. Geological investigations have confirmed the presence of high-quality limestone which would be suitable for building stone purposes for use in new and historic buildings. There remains a strong market for building stone in Rutland with the operator of the operational building stone quarry nearby currently having to meet demand in Rutland by importing stone from outside the County.</p> <p>Site would be an exchange site to Thistleton Quarry. Thistleton Quarry makes up 6.4Mt of the permitted reserves of limestone (crushed rock) and is currently inactive, however the site is considered by industry and part landowner British Steel Pension Fund (BSPF) to be undeliverable on the basis the site is not economically viable due to the costs involved of developing the associated haul road and annual limit on sales. BSPF are willing to exchange Thistleton Quarry for an alternative, deliverable and viable site, at New Road, Hooby Lane (also in their ownership). The surrender of the Thistleton permission will remove the uncertainty surrounding the Thistleton resource in the plan and is supported in principle subject to the planning application process and compliance with relevant Local Plan policies.</p>	G
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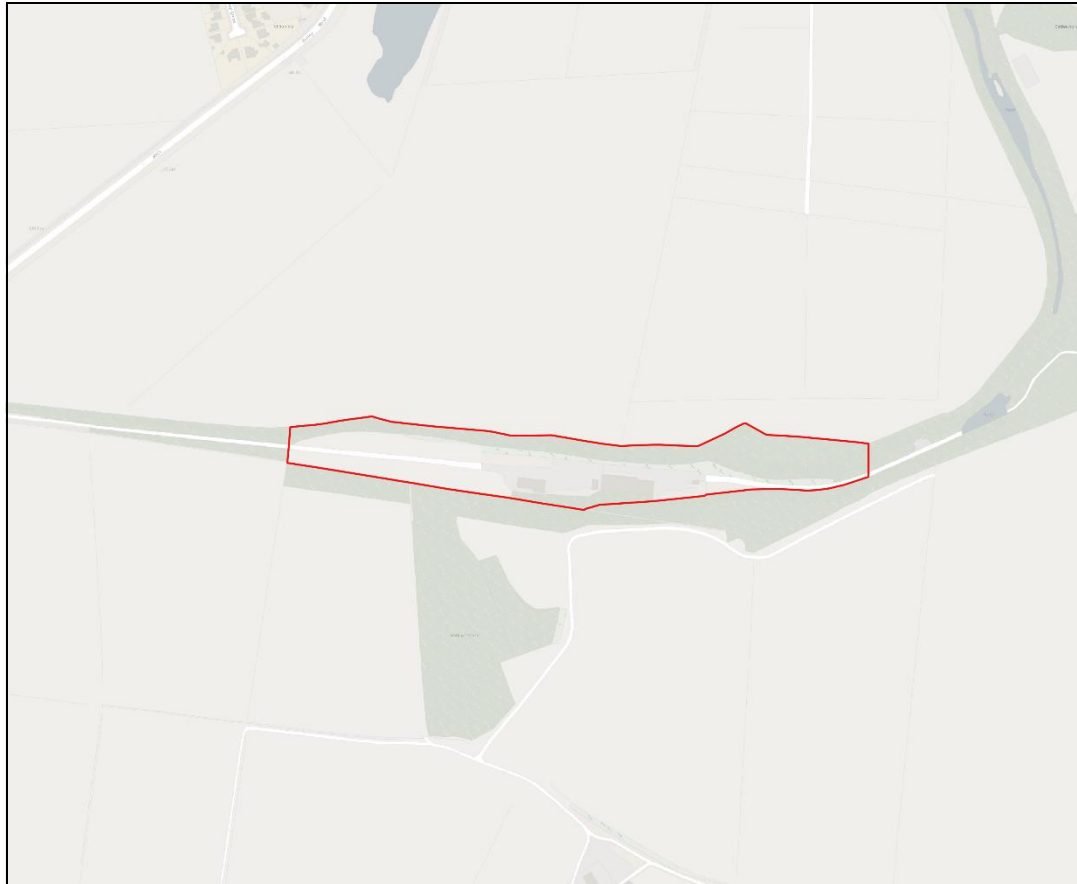
Planning Officer Comments & Conclusion

Comments: The site is located on agricultural land identified as Grade 3 (good to moderate quality) which would be temporarily lost during the operational life of the quarry, however restoration to previous land use and condition is possible. Verge along New Road is partly designated as a Local Wildlife Site which must be retained and buffered from the development. The public footpath that passes through the site may require temporary re-routing during extraction and subsequent restoration works. Where potentially adverse environmental impacts are likely to occur, appropriate mitigation measures must be identified to avoid and/or minimise impacts to an acceptable level. Where applicable, a site-specific management plan should be developed to ensure the implementation and maintenance of such measures throughout construction, operation, decommissioning and restoration works.

Conclusion: Site is suitable for allocation for the extraction of limestone (building stone). The reserves will ensure a continuing supply of building stone is available for local builders and merchants. The site is located in the north of the County and is in proximity to Lincolnshire and Leicestershire boundaries. The mineral will predominately be used to support the building industry within Rutland however there is also potential for export due to the proximity of the site to neighbouring authorities.

SHELAA COT07 Site ID 151

Site Address: Land at Railway sidings, Burley Road, Cottesmore



Parish: Cottesmore
Gross Site Area (ha): 4 ha
Developable Site Area (ha): 4ha
Brownfield/ Greenfield Status: Part greenfield/brownfield
Current Use: Mix of agriculture and industrial
Use Promoted: Waste management facility (management method not specified)
Further detail where mixed or other use promoted:
Currently Allocated: The majority of the site is an allocation under the adopted plan: Site W1 – Cottesmore Burley Lane. Allocated for small-scale preliminary treatment facility/Anaerobic Digestion (AD) facility. The strip of land running along the northern boundary and northeast corner are not within the site allocated under the adopted plan. Appraisal of site designated as allocation previously undertaken in line with preparation of the Site Allocations and Policies DPD October 2014. Site W1 (Cottesmore) received planning permission for a waste transfer and bulking facility in November 2012.
Earliest point site is available: Immediately
Overall status: Site not taken forward for inclusion in the Local Plan.

RAG Rating – Based on initial GIS constraint check completed only

Brownfield/ greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape and townscape character	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
A	A	G	A	G	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	A	G	G	G	N/A	G	N/A

Consideration of Suitability following technical consultation	
Initial Mineral Policy Officer Comments	<p>Meets key emerging policy:</p> <p>Draft Plan Policy WST1: Capacity requirements and spatial strategy for waste development, highlights the need for small-scale materials recycling facilities to meet capacity requirements for materials recycling (27,000tpa required at the end of the plan period).</p> <p>The proposed site could potentially support this requirement and fill the capacity gap however no information has been provided by the landowner in relation to management methods, size of the site or potential throughputs. The plan does not identify capacity needs for intermediate facilities as although these are required to support operational networks they do not contribute towards capacity for recycling/recovery/treatment of wastes. If the site was to operate in such a way as to contribute to the recycling of waste, the emerging policies would support the site coming forward via the development management process.</p>

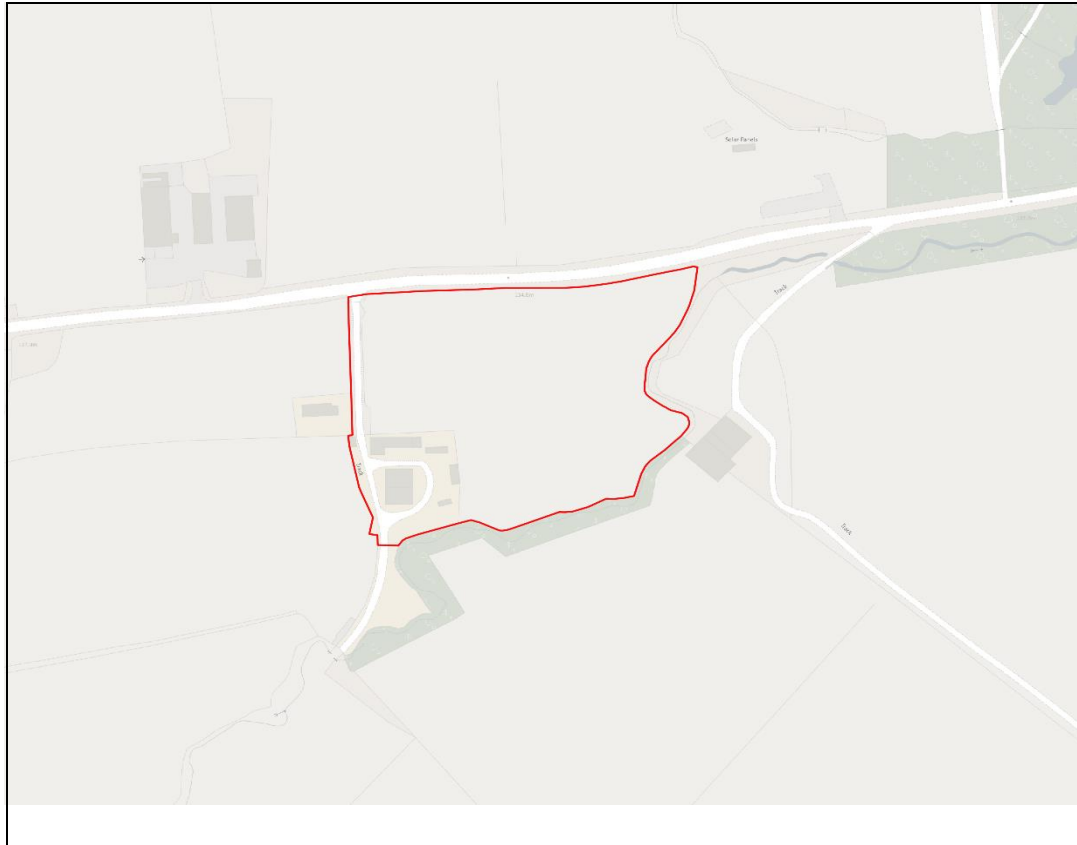
Topography	Relatively flat with no topographical constraints to development.	G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	No national designations.	G
Local ecology designations	Site adjoins or may impact on a Local Wildlife Site, protected species and BAP priority habitats, but which can be accommodated through mitigation and avoidance of harm and/or further surveys required. only partial development of the site may be acceptable Deciduous woodland BAP Priority habitat adjacent to the south of the site.	A
Tree Preservation Orders	Site does not intersect with TPO.	G
Agricultural Land Classification	Grade 3.	A
Heritage	No impact on heritage asset or setting.	G
Archaeology	No known archaeological sites recorded within the proposed development area.	G
Landscape and townscape character	The site is screened by woodland and sits at a lower level than the surrounding area, taken in combination these features would significantly screen potential for views from the surrounding area.	G
Geology	N/A	
Restoration and after use	Most waste facilities are permanent hence restoration would not be applicable. However, any temporary facilities on site would need to undergo appropriate restoration.	

Planning Officer Comments & Conclusion

Comments: No information has been provided by the landowner in relation to the proposed waste management methods, size of the site or potential throughputs.

Conclusion: **Not suitable for allocation therefore full assessment at Stage 2 is not required.**

SHELAA LAN16 Site 3630 Site Address: Westmoor Farm, Cold Overton Road, Langham



Parish: Langham
Gross Site Area (ha): 1.9 ha
Developable Site Area (ha): 1.9ha
Brownfield/ Greenfield Status: Largely greenfield
Current Use: Agriculture
Use Promoted: Green waste storage and processing
Further detail where mixed or other use promoted:
Currently Allocated: No
Earliest point site is available: 6 - 10 years
Overall status: Site not taken forward for inclusion in the Local Plan.

RAG Rating – Based on initial GIS constraint check completed only

Brownfield/ greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape and townscape character	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
A	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of open space	Minerals Safeguarding Area	Loss of employment site	Tree Preservation Order	Logical extension to settlement
A	R	A	G	G	G	N/A	G	N/A

Consideration of suitability following technical consultation	
Initial Mineral Planning Officer comments	<p>Meets key emerging policy:</p> <p>Draft Plan Policy WST1: Capacity requirements and spatial strategy for waste development, highlights the need for a small-scale green waste processing site to meet capacity requirements for biological processing (9,000tpa required throughout the plan period). The proposed site could potentially support this requirement and fill the capacity gap however no information has been provided by the landowner in relation to management method, size of the site, potential throughputs or timeframes as to when the site would become operational, and therefore there is uncertainty surrounding this site.</p> <p>Development of a waste management facility would increase the operational capacity in the County and reduce waste sent to landfill.</p>

G

Topography	Relatively flat with no topographical constraints to development.	G
Green infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important open space	Not designated.	G
Rights of Way	No public rights of way affected.	G
National ecology designations	No national designations.	G
Local ecology designations	Less significant or negligible impacts on Local Wildlife Sites, protected species and Biodiversity Action Plan (BAP) priority habitats. Local Wildlife site - Langham Grassland and pond 200m from the site.	G
Tree Preservation Orders	Site does not intersect with TPO.	G
Agricultural Land Classification	Grade 3.	A
Heritage	No impact on heritage asset or setting.	G
Archaeology	No known archaeological sites recorded within the proposed development area.	G
Landscape and townscape character	The site is partly screened by trees to the south and east but has limited screening to the west and along Cold Overton Road in the north.	A
Geology	N/A	
Restoration and after use	Most waste facilities are permanent hence restoration would not be applicable. However, any temporary facilities on site would need to undergo appropriate restoration.	

Planning Officer comments & conclusion

Comments: Site submitted for green waste storage and processing however no information has been provided in relation to specific technologies, expected throughputs, timeframes as to when the site would become operational and therefore there is uncertainty surrounding this site.

Conclusion: **Not suitable for allocation therefore full assessment at Stage 2 is not required.**