

# AGENDA ITEM



Committee and date

**Southern Planning Committee**  
**July 22nd 2025**

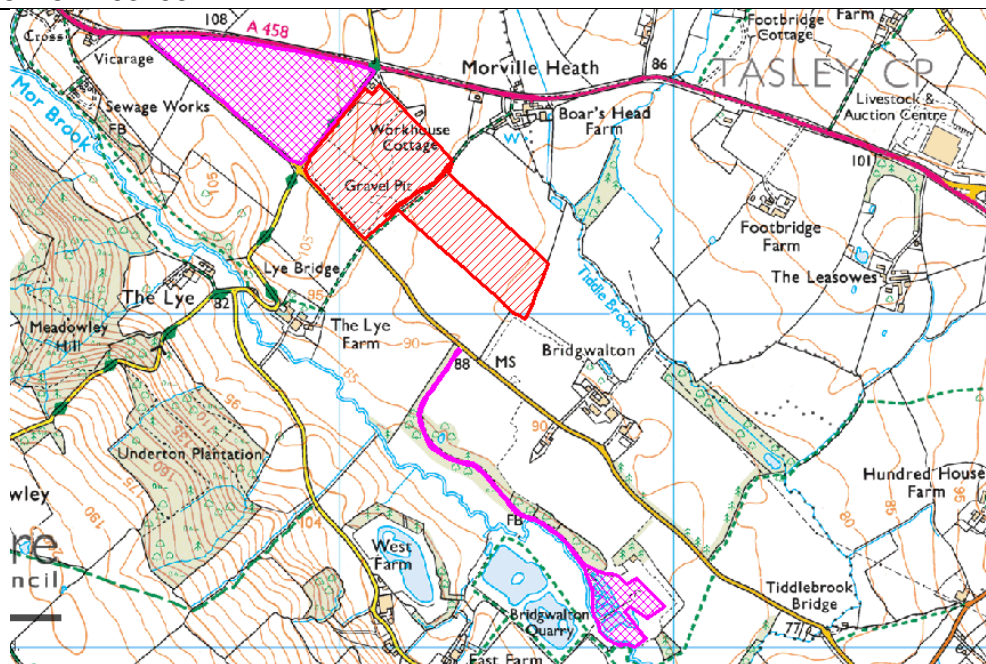
## Development Management Report

Responsible Officer: Tim Collard, Service Director - Legal and Governance

### Summary of Application

<b><u>Application Number:</u></b> 25/01164/EIA	<b><u>Parish:</u></b>	Morville
<b><u>Proposal:</u></b> Proposed Northern and Southern extensions to Morville Quarry with progressive restoration, including the placement of inert materials and the importation of inert material for recycling and sale as recycled material		
<b><u>Site Address:</u></b> Morville Quarry Bridgnorth Shropshire WV16 5NR		
<b><u>Applicant:</u></b> Mr Richard Parton		
<b><u>Case Officer:</u></b> Lynn Parker	<b><u>email:</u></b> <a href="mailto:lynn.parker@shropshire.gov.uk">lynn.parker@shropshire.gov.uk</a>	

**Grid Ref:** 368146 - 293296



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**Recommendation:-** Approval with delegated powers to refine and set the text for the conditions set out in Appendix 1, and subject to the completion of a S106 Agreement to secure the provision of a Habitat Management and Monitoring Plan and Biodiversity Gain Land Monitoring contribution.

## REPORT

### 1.0 THE PROPOSAL

1.1 This is a Full Planning Application for extension and restoration works at Morville Quarry near Bridgnorth to release ~2.7 million tonnes of sand and gravel over a 20 year period with an additional 2 years to complete restoration. The red line boundary annotating the development encloses 35.5 hectares and includes the existing Morville Quarry site (~10.68ha), The 'Northern Extension' (~12.81ha), the 'Southern Extension' (~8ha) and the Bridgwalton Quarry access road, Plant Site and associated lagoons. The Applicant's company has operated in Shropshire for over 70 years with a strong position supplying all independent concrete companies, builders merchants and the general market within the region. A sister company is the number one supplier of factory produced mortar in Shropshire, supplying all major housing developers across the County.

1.2 The extensions proposed are to the north west and south east sides of the existing quarry operations at Morville Quarry and intended as follows:

#### **Years 1 to 11:**

Mineral extraction at a rate of 250,000 tonnes per annum. Above ground water table in the Northern Extension - B, and both above and below groundwater table in the Southern Extension - A. Extraction of A and B concurrently to provide blend material as both sand and gravel, coarser sand/building sand and a finer sand deposit are available. Once mineral extraction has ceased within the Southern Extension Area it will form a water/silt management lagoon.

#### **Years 1 to 2:**

Extracted mineral to be processed at Bridgwalton Quarry adj. to south east and also owned by the applicant. After which it will take place at Morville Quarry's new wash plant.

#### **Years 6 to 20:**

Restoration of Northern Extension Area back to original ground levels, ~940,000 tonnes of inert material imported for this. Restoration of Southern Area Extension to mix of wildlife pond, reedbeds, species rich wildlife grassland and hedgerow, native woodland and tree planting.

#### **Years 21 to 22:**

Restoration of Plant Site back to original ground levels, ~676,000 tonnes of inert material imported for this.

## **Years 3 to 21:**

Recycling of ~212,500 tonnes of imported material to produce ~170,000 tonnes per annum of recycled aggregate for sale. Silt waste of ~42,500 tonnes per annum to be used in infilling operations for the Northern Extension Area.

Full details of the phased works can be found within the Planning Statement and on drawing nos: KD.MOR.D.015 to 026.

### **1.3 The proposed development additionally comprises:**

- The creation of a gated 4m wide vehicular Crossing Point B over Hangmans Lane for access between the existing Morville Quarry and Northern Extension Area. Temporary traffic lights would operate only during working hours being default green, turning red only when a vehicle needs to cross between the two parts of the quarry. Peak movements are estimated at 8 dump truck crossings per hour. This method protects the existing hedgerows and avoids the need to create visibility splays. Gated Crossing Point A would be established across PROW 0132/7/1 which would be fenced to entirely segregate the footpath and maintain pedestrian priority. Internal concrete routes are proposed to be created to support crossings.
- Provision of a new updated processing soil wash plant within the existing Morville Quarry to become the Plant Site, taking up to 2 years to complete.
- Retention of the existing access from Morville Quarry onto Hangmans Lane leading to Telegraph Lane and retention of existing infrastructure.
- New temporary soil bunds to be established around the northern boundary of the Northern Extension, the northern and north-western boundary of the Southern Extension, and the north-east and south-west boundaries of the Plant Site. These will be seeded and maintained.
- Restoration to a mix of agricultural land and nature conservation. Subject to a 5-Year aftercare and Management regime by the Applicant before being returned to the landowner for long term agricultural use and habitat management.

### **1.4 Benefits of the scheme put forward by the Applicant include:**

- It would contribute significantly to the Shropshire Council's (SC) identified requirement of 2.97 million tonnes of windfall mineral across the next Local Plan period.
- Tasley Gateway and Tasley Garden Village development sites are in close proximity to Morville Quarry and therefore its extension is well suited to providing mineral and managing inert waste for these sites.
- It would provide significant waste capacity for Shropshire over the lifetime of the development. SC cannot currently demonstrate sufficient landfill void capacity.
- It would support direct employment of 15 staff. The development is calculated

to support up to 52 jobs through direct, indirect and induced effects (hauliers, maintenance, goods and service).

- The quarry is a significant contributor to the local economy. The company pay considerable rates to SC.
- The restoration scheme would provide 24.73% Biodiversity Net Gain over a diverse habitat mix of agricultural land, species rich grassland/hedgerow and waterbodies/reedbeds.

1.5 In addition to a Planning Statement, documents accompanying the application, including an Environmental Statement (ES), have assessed the potential environmental effects of the proposed development. These can be viewed within the online planning file and are listed under Section 11 of this Report.

## 2.0 SITE LOCATION/DESCRIPTION

2.1 Morville Quarry is located 2km west of the Principal/Key Centre of Bridgnorth, and to the east side of the settlement of Morville. Existing access into the site is gained via Telegraph Lane extending from the A458 to the north west, and through a bellmouth at its south west corner on Hangmans Lane. Telegraph Lane additionally provides access to Bridgwalton Quarry to the south east. Designations within 2km of the site include:

- Devil's Hole Morville SSSI - 655m to the south west.
- Aston Hills Woods Ancient Woodland - 420m to the south west.
- Medieval Cross in St Gregory's Churchyard Scheduled Ancient Monument - 480m to the west
- Morville Conservation Area - 220m to the west containing multiple Grade II Listed Buildings.
- Aldenham Park Registered Park and Garden - 1km to the north west.

2.2 Morville Quarry is operational and comprises a welfare office and weighbridge, storage portacabins, a mobile screening/processing plant, 'as dug' mineral stock piles awaiting processing and processed stock piles. Mineral is currently being extracted within the north-western area and transported by lorry to the processing plant. The proposed Northern Extension is a triangular agricultural field separated from the quarry by Hangmans Lane. Its north west point extends to the junction of Telegraph Lane with the A458 from which this parcel of land is clearly visible due to the absence of hedging along the site's northern boundary. The proposed Southern Extension is a defined rectangular agricultural field which projects to the south-east and is surrounded by further parcels of agricultural land and a previously restored former mineral workings site adjacent to its southern corner. Along the boundary between the existing quarry and the Southern Extension is a public right of way - Footpath 0132/7/1.

2.3 There is a residential property to the north west of the site at 'The Hollies' (no. 23/24) which is within the Applicant's ownership. Otherwise there are further properties to the north-east at Morville Heath Farm and Boar's Head Farm, and a

small settlement at The Lye across Telegraph Lane to the south- west. Outline Planning Permission Ref: [25/01722/OUT](#) for residential, employment, a local centre, a primary school, sports pitches and a country park on a 112 hectare site to the east/south-east is currently under consideration.

### 3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 The Application is accompanied by a Schedule 1 Environmental Statement.

'Schedule 1 Development' as identified within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 includes quarries and open-cast mining where the surface of the site exceeds 25ha (point 19). The total red line boundary for this application covers 35.5ha.

### 4.0 Community Representations

#### 4.1 Consultee Comment

4.1.1 Morville Parish Council - Notified on 27th March 2025, no comments received.

4.1.2 SC Highways - No objection to the proposal, in terms of highway safety and highway capacity there are no residual concerns or cumulative impacts that would make this development unacceptable in planning terms. Confirm that maintenance of the proposed Hangmans Lane crossing can be achieved through a S278 Highways Agreement. Conditions recommended to manage the construction/use of access points, restrict the signalised junction times and crossing only during their operation, and provide a routing strategy.

4.1.3 SC Drainage - Pre-commencement condition recommended requiring a scheme of surface water drainage. Further details should be submitted regarding the proposed wildlife pond.

4.1.4 The Environment Agency - Agree in principle with the assessment and recommendations in the HHIA, provided the identified mitigation measures are adopted.

For groundwater protection, planning conditions can be used to secure a scheme of monitoring, any adverse effects of that monitoring, and the storage of oils and fuels onsite.

4.1.5 SC Regulatory Services - The noise assessment indicates little variation from the existing noise conditions or projections for the expansion.

4.1.6 SC Ecology - As the BNG is considered to be significant, a S106 Agreement will be required to secure a monitoring fee. However, due to the time delay in the habitat creation, the monitoring fee can be paid in instalments. The monitoring will start when the first habitat is created. Pre-commencement conditions recommended relating to the provision of a Construction Environmental Management Plan (CEMP), Habitat Management Plan, Lighting Plan and updated Ecological Survey.

-	Morville Quarry
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- 4.1.7 SC Trees - Pre-commencement condition recommended in relation to the provision of an Arboricultural Impact Assessment, Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) and tree protection measures – retained trees and hedgerows and an area of mixed broadleaf woodland towards the centre of the northern site boundary.
- 4.1.8 Natural England - Conditions recommended including a pre-commencement condition requiring a Scheme of Soil Movement be submitted for each Phase.
- 4.1.9 SC Landscape - Following the submission of additional information relating to landscape and visual effects, are satisfied that, on balance, the landscape and visual effects of the proposal are not significant. Therefore, conditions are recommended to manage new and existing hedgerows and trees, soil movement and bund formation, and the provision of revised detailed restoration and aftercare schemes.
- 4.1.10 SC Archaeology - Are satisfied that the submission of the Written Scheme of Investigation (WSI) has addressed part a) of the previously recommended pre-commencement condition (24th April). Revised condition recommended to ensure that the work is carried out in accordance with the approved WSI.
- 4.1.11 SC Conservation - Overall, it is considered that the proposal would result in minor adverse harm to the setting of the Morville Conservation Area, this would be of a less than substantial nature and could be further reduced by mitigation measures.
- 4.1.12 Historic England - Are not offering advice in this case.
- 4.2 Public Comments
  - 4.2.1 Confirmation of site notice display received on 31st March 2025. Proposal advertised in the Shropshire Star on 8th April 2024 as relating to an Environmental Impact Assessment and affecting a Public Right of Way.
  - 4.2.2 No public representations have been received to date.
- 5.0 THE MAIN ISSUES
  - Principle of Development
  - Environmental Impacts:
    - Landscape and Visual Considerations
    - Nature Conservation and Ecology
    - Noise
    - Air Quality and Dust
    - Archaeology and Cultural Heritage
    - Transportation and Traffic
    - The Impact on Water Resources
    - Soil, Land Quality and Agriculture

- Climate Change Adaption
- Cumulative Impacts

## 6.0 OFFICER APPRAISAL

### 6.1 Principle of development

6.1.1 Morville Quarry is a long-established site, the earliest planning permission for the winning of sand there having been Granted in December 1958. It has been continuously worked since that time through subsequent planning permissions most recently under the Salop Sand and Gravel mantle, making an important contribution to the Shropshire economy. It is understood that the existing Morville Quarry site will be exhausted by the end of 2025 therefore the proposal to extend the works into two adjacent land parcels is now necessary for the continuity of the sand and gravel provision for Shropshire.

6.1.2 Minerals are a finite natural resource and can only be worked where they are found. Chapter 17 of the NPPF: Facilitating the sustainable use of minerals, begins at paragraph 222 by declaring that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Taken alongside the Government's objective of significantly boosting the supply of homes (NPPF, Chapter 5) and the substantially increased new dwellings per annum requirement for Shropshire, the statement becomes more pertinent. NPPF, paragraph 224 notes that when determining planning applications great weight should be given to the benefits of mineral extraction, including to the economy whilst ensuring that there are no unacceptable environmental impacts and suitable restoration and aftercare can be achieved.

6.1.3 In line with the NPPF, the Development Plan, identifies that there will be a sustainable approach to mineral working which balances environmental considerations against the need to maintain an adequate and steady supply of minerals to meet the justifiable needs of the economy and society. Policy CS20 is concerned with securing the continued provision of sand and gravel at the appropriate level and establishes a preference for extending existing quarries such as Morville. The proposed Southern Extension Area falls within Minerals Allocation S3.1e of the SAMDev Plan covering the southern half of the allocation. This supports Policy MD5 in maintaining an adequate and steady supply of sand and gravel during the Plan period. The Allocation requires development be subject to appropriate measures to control potential cumulative impacts associated with concurrent or sequential mineral extraction operations in the local area and further assessments and appropriate mitigation measures to address potential adverse impacts on biodiversity and residential amenity. At paragraph 4.40 (Policy S4), it is acknowledged that the extension to Morville Quarry will support the comprehensive working of mineral resources at a well-established existing quarry with good access to local markets.

6.1.4 Whilst the Draft Local Plan will be withdrawn, the Council Cabinet of 12<sup>th</sup> February 2025 agreed to give material weight to the 'Evidence Base' behind it, as opposed to

its progress. Minerals Allocation S3.1e of the Development Plan has been identified in the 'Evidence Base' for the Draft Local Plan as a Saved Allocation i.e. one which will continue into the next local plan period. There is clear continued policy support for the extension of Morville Quarry to its south-eastern/eastern side.

- 6.1.5 The proposed Northern Extension Area is not specifically allocated for further minerals development however, it is within a Minerals Safeguarding Area for sand and gravel. As the proposed development is for mineral extraction, it would not have the effect of sterilising mineral resources which SAMDev Policy MD16 seeks to ensure.
- 6.1.6 The proposed development is compliant with the Development Plan in that it relates to the extension of Morville Quarry into Minerals Allocation S3.1e site and a Minerals Safeguarding Area for sand and gravel. There is a high degree of certainty that the proposed development would contribute favourably to the Shropshire economy for at least a decade, including providing support for the Government's required boost in housing supply. The proposed development would sustain an existing viable business and its associated employment. The requirement for the proposed quarry extensions is therefore acceptable in principle and supported. Environmental impacts and suitable restoration and aftercare of the proposal are discussed below and found to be acceptable.

## 6.2 Environmental Impacts

### 6.2.1 Landscape and Visual Considerations

A Landscape and Visual Impact Assessment (LVIA) has been submitted in support of this application which aims to understand the baseline landscape and visual receptors within the site and local area, to assess the effect of the development proposed on these receptors, and to consider if there are cumulative effects from the proposed development when taken together with other potential development. The LVIA concludes that of the 32 no. receptors identified, none currently receive a Significant Adverse Visual Effect, nor would they during the operational period of the proposed development. Some Moderate Adverse Visual Effects have been detected (also some Slight, Minimal and Neutral Effects), accordingly a series of in-built mitigation measures are proposed to screen views of the proposed development and provide enhancement measures.

SC Landscape have advised that the methodology described in the LVIA is reasonably detailed and evidence-based, however, there are some technical limitations in the overall assessment. Nevertheless, SC Landscape conclude that the landscape and visual effects of the proposal are not significant, a conclusion which is supported in part by the robust local landscape character defined by its woodlands, high, dense hedgerows as well as the retention and enhancement of peripheral vegetation and screening bunds. Furthermore, the proposed restoration presents an opportunity to complement the restored productive agricultural land with new native woodland and enhancements for biodiversity in the long term.

Whilst there will be some landscape and visual impacts from the development during its operational lifetime, the economic benefits of the proposal outweigh the overall low level of Adverse Visual Effects identified. In accordance with Policies CS17 and MD2, the proposed development would include mitigation measures and subsequently enhance, restore and recreate natural assets at the site through a BNG rich programme of restoration.

## 6.2.2 Nature Conservation and Ecology

The proposed development would entail some impacts on ecological features through the removal of arable field margins, some hedgerow sections and minor woodland removal. However, all habitats will be replaced as part of the restoration strategy and additional hedgerows, woodland, species-rich grassland and open water created. An over provision of BNG is indicated as part of the quarry's restoration scheme. The mitigation measures detailed in the submitted Preliminary Ecological Appraisal will be secured through the conditions recommended by SC Ecology requiring a Construction Environmental Management Plan (CEMP), Habitat Management Plan, Lighting Plan and updated Ecological Survey. A Habitat Management and Monitoring Plan and a BNG Monitoring Contribution will be achieved through a S106 Agreement.

Whilst SC Trees have recommended arboricultural assessment and tree protection through condition, the proposed development by its type would not lend itself to tree retention. There are no protected trees within or adjacent to the site, and the proposed programme of restoration demonstrates an overall ecological gain which includes areas of woodland planting. The recommended arboricultural condition is not required.

## 6.2.3 Noise

The submitted Noise Assessment determines that noise levels at all receptors will be well within the noise limits set and would remain below the existing background levels for normal operations. SC Regulatory Services concur that the Noise Assessment indicated little variation from the existing noise conditions or projections for the expansion. In terms of noise impact, the proposed development will not have an unacceptable impact on the local community.

## 6.2.4 Air Quality and Dust

Potential sources of dust emissions have been considered, as well as the locations of nearby sensitive receptors within the submitted Air Quality Assessment. The Assessment concludes that subject to the mitigation measures set out, there would be no higher than a Negligible Effect to any of the 13 no. dust receptors identified for either temporary works or for the normal quarry operations.

## 6.2.5 Archaeology and Cultural Heritage

There are a number of Heritage Assets within 2km of the site whose settings could be impacted by the proposals, and these together with the importance of known archaeology have been assessed. Special attention shall be paid to the desirability

of preserving or enhancing the setting of Listed Buildings and the character or appearance of Conservation Areas in accordance with Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. An Archaeological Desk Based Assessment and Geophysical Survey Report have been submitted with this application, and a Written Scheme of Investigation (WSI) has been provided now rather than later in response to the pre-commencement condition recommended by SC Archaeology. The process of site preparation for mineral extraction would cause the complete removal of any significant archaeology present, and for this reason an agreed WSI confirming the intended strip, map and sample excavation for identification and recording of assets is necessary. A WSI submitted during the course of the application has been approved by SC Archaeology.

The Assessment concludes that impacts on the setting of the Morville Conservation Area (and therefore the Listed Buildings within it) are limited by the lack of intervisibility between the sites. Wider vistas of the surrounding countryside and designations would be impacted during extraction however, this would be mitigated by the temporary nature of the works, the fact of the existing quarries and the progressive restoration of the site. In accordance with NPPF paragraphs 215 and 216, the proposed development would result in less than substantial harm to the significance of Designated and Non-Designated Heritage Assets where the public benefits of the proposal i.e. its contributions to Shropshire house building and waste capacity, would outweigh the less than substantial harm identified.

## 6.2.6 Transport and Traffic

Morville Quarry would continue to be served by the existing established access with no changes proposed to the current operating hours or vehicle routing to and from the site. The proposed development would result in an increase in traffic activity overall for a period of 20 years and necessitate crossings of Hangmans Lane and a PROW to facilitate extraction, although internal routing would minimise use of the public highway for this purpose. The submitted Transport Statement concludes that the local road network could readily accommodate the worse-case traffic flow conditions employed for assessment, and that there were no inherent characteristics of the road layout that compromised safety for, or as a result of HGV use.

SC Highways have confirmed that in terms of highway safety and capacity, there are no residual concerns or cumulative impacts that would make this development unacceptable. Information submitted in support of this application has demonstrated where the existing highway can suitably accommodate the proposals and proposed mitigations including off-site works to the existing highway where required.

## 6.2.7 The Impact on Water Resources

A Hydrological and Hydrogeological Impact Assessment (HHIA) has been submitted in support of the application comprising site investigation and monitoring

work, production of a conceptual site hydrological and hydrogeological model and assessment of the potential impacts of the proposed development. The HHIA concludes that extraction and restoration as proposed has low potential for negative effects on the water environment and water dependent receptors. A slight decrease in surface water run-off to the Tiddle Brook may occur as a result of the excavation works in the Southern Extension Area as it will be worked wet (below the groundwater table), however no changes in levels or recharge to the groundwater which provides a baseflow to the Tiddle Brook are anticipated. Where relevant, mitigation measures have been proposed for implementation

The Environment Agency have commented substantially on this aspect and provided additional advice. It is noted that the Southern Area Extension would be worked below the groundwater table using a long arm reach excavator, negating the need to dewater the area, working the mineral wet to extract it from the ground. This would reduce any drawdown effects upon the local water table considerably. The EA advise that mitigation of potential impacts has been addressed through in-design mitigation measures. The level of potential impact likely to arise from the proposed development is low and capable of being controlled to acceptable levels.

The submitted Flood Risk Assessment demonstrates that the proposed development would be operated with minimal risk from flooding and would not increase flood risk elsewhere. This is acknowledged by SC Drainage.

## 6.2.8 Soils, Land Quality and Agriculture

The submitted Soil Resources and Agricultural Quality of Land Report identifies the presence of two topsoil and three subsoil resources at the site and confirms the Agricultural Land Classification as falling under Grades 1, 2 and 3 i.e. best and most versatile (BMV) agricultural land. NPPF paragraph 187b) advises that local planning authorities should take into account the economic and other benefits of BMV agricultural land and that poorer quality land should be used in preference for development. The restoration programme for the proposed development indicates that ~14.8ha of agricultural land will be restored (alongside the creation of other ecological environments) and this amount is roughly commensurate with the current position (see ES Table 14.1, p.136). The proposed afteruse for agriculture is therefore acceptable provided the mitigation and best practice measures proffered to ensure the proposed development can operate without causing unacceptable impact on soil resource are complied with. Natural England support that the physical characteristics of the land and soil resource be restored, so far as is practicable, to their status when last used for agriculture.

## 6.2.9 Climate Change Adaption

The proposed 20 year period for the operational phase of the development is regarded as short term. There will be a greater quality and quantity of woodland, hedgerows and trees across the application site post restoration than there is currently. Taking these factors into account, the proposed development would contribute positively to mitigating and adapting to climate change.

## 6.2.10 Cumulative Impacts

Whether the cumulative impact of the proposed development when combined with other developments and activities in the area would make the proposal unacceptable should be taken into account. Other past, present or reasonably foreseeable development should be considered together with the proposed development to ascertain if there are combined potential impacts. Chapter 16 of the ES carries out this review and concludes that there are no relevant developments either allocated, proposed or currently undetermined within the locality of Morville Quarry and its extension area which would result in an unacceptable cumulative impact. It should be noted that whilst the South Area Extension to the quarry would project the workings closer to Mixed Use Allocation BRD030, for which the proposal under current planning application ref: 25/01722/OUT includes housing and employment development, it too is an Allocated Site under the current Development Plan (S3.1e). The potential cumulative impacts of these sites together with further Housing Allocations BRID001, 020a and 020b across the A458 to the north-east have already been taken into account within the 'Evidence Base' for the Draft Local Plan. The timely realisation of these developments is additionally reliant to some extent upon each other and would benefit the local economy.

## 7.0 CONCLUSION

7.1 The proposed extension of Morville Quarry is an important development in the sustainable extraction of essential mineral resources in Shropshire. As established above, Morville Quarry has been a significant contributor to the Shropshire economy since 1958, ensuring a stable supply of sand and gravel crucial for regional infrastructure and housing projects. The continuity of operations at the quarry, through the proposed extensions into adjacent land parcels, aligns with both national and local policies aimed at sustaining materials supply and supporting economic growth.

7.2 This extension is particularly vital given the current forecast for the existing quarry up to the end of 2025. The proposal to further operations into these areas ensures that the necessary resources remain available, thus facilitating continued development in Shropshire and contributing to the Government's housing targets. The extensions fall within designated areas, including the Minerals Allocation S3.1e and the Minerals Safeguarding Area, which further reinforces their strategic importance.

7.3 The economic benefits of this proposal are underscored by the support it provides to the local economy, maintaining existing employment and supporting new development. This aligns with the National Planning Policy Framework (NPPF) which emphasises the importance of mineral extraction in facilitating sustainable economic growth. The Development Plan, particularly Policies CS20 and MD5, supports the extension of existing quarries as a means to ensure a steady and adequate supply of minerals, making the proposed development both logical and necessary.

- 7.4 Environmental considerations have been rigorously evaluated, with assessments and mitigation measures put in place to minimise impacts on water resources, soil quality, air quality, and noise levels. These measures ensure the safeguarding of ecological features and compliance with environmental regulations, demonstrating the proposed development's commitment to sustainable practices. The restoration strategy post-extraction promises significant ecological benefits, including the creation of additional woodland, hedgerows, and species-rich grasslands, contributing positively to biodiversity and climate change adaptation. This not only mitigates the environmental impact but enhances the natural assets of the area.
- 7.5 Overall, the proposal for extending Morville Quarry is well-founded, balancing the economic necessity of mineral extraction with stringent environmental safeguards. The strategic location, economic benefits, and comprehensive mitigation measures would ensure that the development supports both local and national objectives in a sustainable and responsible manner. The recommendation is therefore for Approval with delegated powers to refine and set the text for the conditions set out in Appendix 1, and subject to the completion of a S106 Agreement to secure the provision of a Habitat Management and Monitoring Plan and Biodiversity Gain Land Monitoring contribution.
- 8.0 Artificial Intelligence (AI)
- 8.1 AI can be used to support our work and to create content by bringing together or summarising responses to consultation. The report writer remains responsible for ensuring that the content of the report is factually accurate and that the use of AI is responsible and lawful. All original documents remain unaltered on the planning register should you wish to view them in full.
- 9.0 Risk Assessment and Opportunities Appraisal
- 9.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b)

in any event not later than six weeks after the grounds to make the claim first arose.

[http://dmsbst21a.shrops.idox:8080/IDOXSoftware/secure/IG\\_logout](http://dmsbst21a.shrops.idox:8080/IDOXSoftware/secure/IG_logout)

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

## 9.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

## 9.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

## 10.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

## 10. Background

### Relevant Planning Policies

Central Government Guidance:

National Planning Policy Framework

National Planning Practice Guidance

## LDF Core Strategy Policies:

- CS1 Strategic Approach
- CS5 Countryside And Green Belt
- CS6 Sustainable Design And Development Principles
- CS13 Economic Development, Enterprise And Employment
- CS17 Environmental Networks
- CS18 Sustainable Water Management
- CS19 Waste Management Infrastructure
- CS20 Strategic Planning For Minerals

## Site Allocations & Management Of Development (SAMDev) Plan Policies:

- MD1 Scale and Distribution of development
- MD2 Sustainable Design
- MD4 Managing Employment Development
- MD5 Sites For Sand And Gravel Working
- MD7b General Management Of Development In The Countryside
- MD12 Natural Environment
- MD13 Historic Environment
- MD16 Mineral Safeguarding
- MD17 Managing The Development And Operation of Mineral Sites
- S3 Bridgnorth

## RELEVANT PLANNING HISTORY:

24/01156/SCO Environmental Impact Assessment Scoping Opinion. OPINION ISSUED 25th June 2024

19/04461/DIS - Discharge of conditions 7c (Noise monitoring scheme) 13 (Mitigation measures Phase 4) 17 (Wheel bath facility) 18 (Stockpiling areas) 19 (Details/type and location of quarry processing plant) 26a (Ecology - Great Crested Newt Survey), 27b (Mitigation for loss of nesting opportunities) 29 (Site Investigation Scheme) and 42 (Restoration of habitat creation areas) associated with planning application number 11/01890/EIA. APPROVED 20th November 2019.

11/01890/EIA - Recovery of remaining mineral reserves using the existing site access and infrastructure with restoration to agriculture and nature conservation GRANTED 22nd February 2017.

SC/MB1990/0509/BR - Extension to sand and gravel working & erect processing plant. GRANTED 21st May 1993

SC/MB1962/3070/BR - Winning of sand and gravel. GRANTED 5th June 1963.

SC/MB58/16985/BR - Winning of sand. GRANTED 22nd December 1958.

## 11. Additional Information

View details online: [25/01164/EIA](#)

# AGENDA ITEM

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Morville Quarry

## List of Background Papers:

- Planning Statement (Kedd Ltd, March 2025).
- Environmental Statement (Kedd Ltd, March 2025).
- Non-Technical Summary (Kedd Ltd, March 2025) (For the ES).
- Geophysical Survey Report (Fluxgate Magnetometer – Archaeology) (TigerGeo Ltd, 7<sup>th</sup> November 2024) Ref: MQS241 TIGERGEO1-528372 VERSION 1.0.
- Hydrological and Hydrogeological Impact Assessment (Hydrogeo, October 2024) Ref: HYG1322 R 241028 CB Revision 1.
- Flood Risk Assessment (Hydrogeo, October 2024) Ref: HYG1322 R 241028 CB Revision 1.
- Soil Resources and Agricultural Quality of Land Adjacent to Morville Quarry (Land Research Associates, 18<sup>th</sup> November 2024) Ref: 2432/1.
- Landscape & Visual Impact Assessment (LVIA) (Kedd Ltd, March 2025).
- Landscape & Visual Impact Assessment – Additional Information (Kedd Ltd, 24<sup>th</sup> June 2025)
- Assessment of Air Quality for Proposed Southern and Northern Extensions and Progressive Restoration (Vibroch, 6<sup>th</sup> November 2024) Ref: R24.12172/2/AG Issue 2.
- Noise Assessment (Vibroch, 6<sup>th</sup> November 2024) Ref: R24.12171/2/RS Issue 2.
- Transport Statement (The Hurlstone Partnership, March 2025) Ref: JPH/231105/D5 (5<sup>th</sup> Draft).
- Preliminary Ecological Appraisal (Kedd Ltd, October 2024) Ref: KD.MOR.ER.001 V1.
- Great Crested Newt Environmental DNA Report (Kedd Ltd, October 2024) Ref: KD.MOR.ER.003 V1.
- Reptile Survey Report (Kedd Ltd, October 2024) Ref: KD.MOR.ER.001 V1.
- Breeding Bird Report (Kedd Ltd, October 2024) Ref: KD.MOR.ER.005 V1.
- Bat Survey Report (Kedd Ltd, October 2024) Ref: KD.MOR.ER.006 V1.
- Dormouse Survey Report (Kedd Ltd, October 2024) Ref: KD.MOR.ER.007 V1.
- Biodiversity Net Gain Assessment (Kedd Ltd, October 2024) Ref: KD.MOR.ER.002.
- BNG Spreadsheet.
- Archaeological Desk Based Assessment (Worcester Archaeology, 24<sup>th</sup> October 2024) Ref: P6725 3269 Version 2.
- Written Scheme Of Investigation Archaeological Watching Brief (Worcestershire Archaeology, 29<sup>th</sup> May 2025) Ref: P6725 Version 1.

Cabinet Member (Portfolio Holder) - Councillor David Walker

Local Member - Cllr George Hollyhead

Appendices

APPENDIX 1 – Section 106 Provisions and List of Suggested Conditions

## APPENDIX 1 – Section 106 Agreement provisions and suggested conditions

### Section 106 Provisions

Biodiversity Net Gain - Habitat Management and Monitoring Plan and Biodiversity Gain Land Monitoring contribution.

### List of Suggested Conditions

Commencement timescale – 3 years  
Commencement – notifications to Mineral Planning Authority  
Timescale – Duration 20 years. Restoration within 2 years of completion.  
Development in accordance with approved plans and documents.  
Hours of operation  
Restriction on tonnage export  
Works in accordance with approved Written Scheme of Investigation.  
Drainage from adjoining areas not impaired  
Responsibility of the developer to prevent soil-borne or animal diseases.  
Soil handling procedures  
Soil stripping and storage procedures  
Soil replacement procedures  
Highway operations – Hangmans Lane access points.  
Highway operations – Management of Hangmans Lane Crossing  
Hydrology – Monitoring Scheme  
Hydrology – Extraction to cease if deterioration to groundwater.  
Fuel and oil storage – expected provisions  
Construction Environmental Management Plan  
Habitat Management Plan  
Lighting Plan  
Updated Ecological Survey  
Wildlife Pond Details  
Revised Restoration Scheme  
Aftercare Scheme  
Return of Hangmans Lane to former state and removal of traffic controls  
Removal of plant and structures.

## AGENDA ITEM

-	Morville Quarry
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