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Planning. Design. Economics.

Appendix E
Alternative Sites Assessment

Telford & Wrekin Council

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41199/MH/LM

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1.0

Introduction

1.1

In April 2011, a planning application was submitted to Telford & Wrekin Council on behalf of Veolia Environmental Services (UK) Plc for full planning permission (Reference TWC/2011/0292) for the:

Construction and operation of a 64,000 tonne per annum In-Vessel Composting Facility with Windrow Composting (fully enclosed) to compost and recycle Shropshire's organic non-hazardous waste (52,000 tonnes per annum) and Telford & Wrekin's Organic Waste (12,000 tonnes per annum) with associated upgraded improvements (Granville Road) and landscaping.

Site and surroundings

1.2

The planning application site is 6.5 hectares, which includes the proposed access route. The application site area for the facility itself is some 5 hectares.

1.3

The site forms part of an existing farmyard and agricultural land at Woodhouse Farm. It occupies an elevated position, although the applicant notes that the site is well screened.

1.4

To the immediate west of the site is the Granville Waste Management Site, which comprises a landfill site, community recycling and other waste management facilities. With tipping operations ending in 2025 the landfill operation is approaching the latter stages of its operational life and a phased restoration scheme will be implemented to return the appearance of the large scale landfill and associated employee car park and office/welfare area to countryside with public access. The restoration plan approved by the Council under planning application W2006/0232 aims to create a large area of green space that is of high biodiversity and recreational value consisting of woodland, grassland, scrub, reeds and wetlands.

1.5

Apart from Woodhouse Farm and associated outbuildings and workshops, all of the other site boundaries – to the north west, north east and south west – are bounded by open countryside as identified on the Landscape Context Plan (Reference 10/3) submitted by the applicant. Indeed, the Local Plan Proposals Map defines the land beyond the built up area as rural and it is therefore subject to saved rural area policies in the adopted Local Plan.

The proposal

1.6

The application seeks to develop an In-Vessel Composting (IVC) facility that would be able to process up to 64,000 tonnes of food waste, garden green waste and cardboard per annum. The waste would be predominantly sourced from other parts of Shropshire (52,000 tonnes per annum) but with the possibility of the remaining waste coming from within Telford & Wrekin (12,000 tonnes per annum).

- 1.7 The Traffic and Transport technical assessment undertaken for EIA purposes identifies that, excluding staff and visitor traffic, the compostable waste will be delivered to the IVC by both articulated HGVs with a typical payload of 23.5 tonnes and 7.5-tonne refuse collection vehicles (ES Para 6.32). On the basis that HGV movements will take place between 0800 and 1700, it is assumed that there will be approximately 4 movements per hour – or one every 15 minutes (ES Para 6.34).
- 1.8 The proposed access route to the site is via Granville Roundabout and Granville Road (the ‘Western Approaches Route’), due to the situation of the Telford Crematorium on the access road to the south. In order to accommodate the HGV vehicles, significant upgrading works are proposed to Granville Road, which turns into a private/unmade track beyond the riding stables. The upgrading would include widening and realignment works, the installation of traffic signals, removal of trees and hedgerows and increasing of sight lines.
- 1.9 The proposed IVC facility includes a number of new buildings. The 800 sq m Waste Reception Building would be 12.5 metres in height, 69 metres wide and 55 metres long, although directly adjoining this would be an 8,900 sq m Maturation Hall, which will be 12.5 metres high, 54 metres wide and 127 long. This would create a main building of over 180 metres in length.
- 1.10 Other elements of the proposed development include:
- Biofilters (3m (h) x 28m (w) x 63m (l))
 - Site and Weighbridge Office (4.3m (h) x 12m (w) x 20m (l))
 - Workshop (existing building) (10m (h) x 11m (w) x 32.5m (l))
 - Storage Building (existing building) (6m (h) x 24.5m (w) x 34.5m (l))
 - Tanks A-C (2.6m (h) x 7m (w)); Tank D (6.1m (h) x 12.5m (w))
 - Building for cardboard (12.5m (h) x 15m (w) x 20m (l))
 - Stacks (4m (h) x 1.4m (w))
- 1.11 In addition to the proposed composing facility, it is understood that the applicant has proposed enhancement works to Granville Country Park, which are to be agreed.

2.0 Alternative Sites

- 2.1 Whilst the regional approach to management might identify that the proposed facility, if required, might be better located in another main settlement across the West Midlands, this chapter sets out the findings of an initial Alternative Site Assessment for suitable alternatives within Telford itself.
- 2.2 We provide below details of the methodology employed, the assessment results and a discussion of our main conclusions.
- 2.3 The purpose of undertaking the initial Alternative Site Assessment is to determine whether there are any appropriate suitable and available alternative sites within or around Telford that may be appropriate to accommodate an in vessel composting (IVC) facility other than the proposed site at Woodhouse Farm. Such sites may be equal to or more appropriate than the proposed Woodhouse Farm site. We note that this assessment does not consider issues relating to viability.
- 2.4 The Alternative Site Assessment Summary Table for all sites considered is provided at Appendix E1. A summary table for the sites assessed within Stage 4 of the Assessment Methodology are provided at Appendix E2.

Assessment Methodology

- 2.5 A four-stage site assessment methodology has been employed in order identify and to dismiss less suitable sites at an early stage and to ensure that a detailed assessment is undertaken of those sites that could be appropriate alternatives to the proposed IVC facility at the Woodhouse Farm site:

Stage 1 - initial desk-based site identification

- 2.6 98 potential sites were identified by using the following source documents:
- Telford and Wrekin Council – Unimplemented Planning Permissions on Industrial Estates/Employment Land (Council database)
 - Telford and Wrekin Council – 2005 Identification and Assessment of Suitable Waste Treatment/Resource Management Sites (October 2005)
 - SITA Planning Application Environmental Statement Appendix 2: Alternative Site Appraisal (September 2008, Reference W2008/1083)
- 2.7 The SITA Alternative Site Appraisal that was undertaken for the purposes of a planning application for the development of an Energy from Waste facility has been included in this assessment due to the close proximity of the IVC facility application site to the proposed EfW site.
- 2.8 Our search is restricted to these documents as the site selection survey prepared by the applicant (December 2008) only considered sites beyond the Telford & Wrekin Council boundary, save for the Former Sugar Beet Factory which was also identified in our other data sources.

2.9 The purpose of this assessment is to consider whether there are any alternative sites within the Telford and Wrekin boundary that would be more appropriate for the development and our area of search has therefore been limited to sites within the Borough.

Stage 2 – initial desk-based site assessment

2.10 Of the 98 sites identified in Stage 1, 46 sites have been discounted as a result either of being below the minimum 3.5ha size threshold established for the initial alternative site assessment or due to double counting from being identified through more than one data source.

2.11 The 3.5 ha threshold has been identified in order to limit and restrict the search to those sites that could more readily accommodate an IVC facility.

2.12 3.5ha has been established as the minimum site size threshold as this is the site area required by the IVC facility planning application. This threshold excludes the screen bunding and access road, which would not be necessary if development were situated in an established industrial area within the built up area of Telford.

Stage 3 – Council Consultation and Site Visits

2.13 A review process was undertaken with the Telford & Wrekin Council Planning Department in order to utilise its local knowledge and Council records in order to identify which of the 52 potential alternative sites are *unavailable* and/or *unsuitable*.

2.14 In that process, sites are identified as *unavailable* for the following reasons:

- Currently occupied
- Currently being developed
- Known to be currently promoted for alternative uses

2.15 Considerations at this stage relating to availability are based on information supplied by the Council.

2.16 Sites are identified as *unsuitable* if issues are considered insurmountable in relation to:

- Proximity to sensitive receptors such as residential uses or community facilities
- Landscape impact
- Site conditions such as land stability, presence of land raising materials or large on-site water bodies
- Poor access
- Local Plan allocation
- Allocation within the Central Telford Area Action Plan (i.e. as a Gateway site)

- Distance from Telford.

2.17 This third stage desk review discounts a further 39 sites, resulting in a possible 13 alternative sites being considered in the next stage for fuller review.

Stage 4: Detailed Site Visits

2.18 Having identified 13 remaining sites which could accommodate the IVC facility, a fuller planning assessment has been undertaken of each remaining site to determine whether these are suitable for development of the type, scale and height as now proposed at Woodhouse Farm.

2.19 It should be noted that we have not been able to visit the application site itself as a result of road obstructions but did, however approach the site from both Granville Road (the Western Approach) and the A5/Redhill (the Southern Approach) in order to review the context of the site.

2.20 To consider the site specific details such as the nature of the site itself, we have relied upon information provided by the applicant and have undertaken a detailed desktop assessment of the application site where possible.

2.21 Observations are given for each alternative site relating to themes such as accessibility, neighbouring uses and proximity to sensitive uses, topography, landscape and visual considerations, site allocation and whether the site is previously-developed or greenfield land.

2.22 Detailed site location plans for each of the 14 sites (i.e., including the application site at Woodhouse Farm) are provided at Appendix E3.

Results

2.23 A plan identifying the location of the 14 sites subject to an assessment as part of Stage 4 is also provided at Appendix E4.

2.24 This plan shows the sites and their relationship to the Telford urban area and reveals that most sites are broadly located on the northern and eastern outskirts of Telford.

2.25 Generally, a location on the northern and/or eastern outskirts of Telford is most appropriate given the prevailing wind direction being from the south west and thus away from the main residential areas. This plan also identifies the location of the Woodhouse Farm site.

2.26 We assess below the Woodhouse Farm site itself along with the remaining 13 sites being arranged into groups based upon locational characteristics.

Woodhouse Farm Site

2.27 The application site at Woodhouse Farm is located to the east of Telford, outside the settlement boundary. The site was not considered for initial assessment as it was not suitable for a waste management facility due to its

location beyond the settlement limits in the countryside, as well as its lack of an allocation in the Local Plan. However in order to enable a comparison, we nevertheless provide an assessment for the purposes of this report.

- 2.28 Woodhouse Farm consists of a small cluster of buildings adjacent to an existing active landfill site. The site contains two workshop buildings which are to be included in the proposal, with the remainder of the site being formed by fields. Immediately to the East of the site are horse stables and an agricultural barn. There are two properties (Woodhouse Farm House and Woodhouse Farm Bungalow) which are located at either end of the cluster of buildings.
- 2.29 Whilst the site has good access to the south via the A5, this route is considered unsuitable as it shares an access with the Crematorium; this would be considered inappropriate given the proposed 21-tonne HGV and 7.5-tonne refuse vehicle movements that would regularly travel to and from the site. It is therefore proposed to access the site from Granville Road, to the west, passing the Golf Course and Riding Stables where the road is particularly narrow, windy and of general poor quality. Beyond the riding stables Granville Road is not suitable for vehicles at present and significant highway works would therefore be required to upgrade the road to accommodate the proposed vehicle movements. It is therefore judged that the site has poor vehicular access.
- 2.30 The site has limited/no accessibility by alternative means of transport such as public transport, rail, pedestrian and cycle which would be useful for potential employees.
- 2.31 This site is located close to a number of sensitive land-uses, with the access road dissecting a designated wildlife site and with the IVC facility itself approximately 950m from the designated Granville Country Park Local Nature Reserve. This site is predominantly greenfield in nature and, in terms of designation, sits outside the built up area of Telford.
- 2.32 It is for these reasons that the application site is not considered appropriate for the proposed IVC facility development and has therefore been discounted from the alternative site assessment.

Group 1 (Sites 21, 24, 25, 26, 44 and 46)

- 2.33 Group 1 sites are located within Hortonwood Industrial Estate and are all greenfield in nature but are allocated for employment use by the Wrekin Local Plan. All sites are available. The Industrial Estate is located on the northern edge of Telford and is currently occupied by a range of employment/industrial B Class Uses.
- 2.34 All sites are highly accessible by road, being close to major distribution roads such as the A442 and A518. Whilst the sites are not considered particularly accessible in terms of public transport, they do benefit from an extensive network of nearby cycle-ways and footpaths. These in turn have links to the Perry Way and Silkin Way (Named Walking Routes) and the National Cycle Route 81, which form established routes to the wider Telford area and beyond.

- 2.35 All sites are in close proximity to the new rail freight terminal, which not only gives access to a railway but indicates that transport links in the surrounding area are excellent.
- 2.36 Due to these sites being located within an established Industrial Estate, most neighbouring uses are employment/industrial in nature, although a small number of sensitive residential uses are located at Horton Lane for which Sites 46 and Site 24 are closest and hence would require some form of design/siting solution to maximise separation distance.
- 2.37 In summary, whilst all sites within Group 1 comprise potential suitable alternative sites for an IVC facility, Sites 46 and 24 require some form of design/siting solution to maximise separation distance from sensitive uses on Horton Lane.

Group 2 (Site 11a, Site 12)

- 2.38 Group 2 sites are both located west of Hortonwood Industrial Estate, off Queensway (A442) and the Leegomery and Hadley Park roundabouts respectively.
- 2.39 The sites were identified by the Council as unimplemented planning permissions on land designated for employment use.
- 2.40 Site 11a has good accessibility in terms of road network, pedestrian footpaths and cycle-ways with infrastructure already in place. The site is flat and featureless, although a negative factor is its close proximity to a nursery school and a hotel. The site is prominent and therefore development might be obtrusive and might need a significant design/siting solution. The site is potentially suitable and available.
- 2.41 Site 12 is accessible in terms of road infrastructure and is located close to the new rail freight terminal at Hortonwood. However, a major negative factor is its close proximity to sensitive residential uses off Okehampton Road, Hedingham Road and Hadley Park Road. Consequently, this site is not considered suitable for a waste management facility.

Group 3 (Site 19)

- 2.42 Group 3 comprises a prospective site located within the Halesfield Industrial Estate which is allocated for a rail freight terminal, which has since been constructed elsewhere (at Hortonwood).
- 2.43 The site is located towards the south-east of Telford and is highly accessible, being close to Telford's main distributor road, Queensway (A442).
- 2.44 Site 19 also benefits from being located a sizable distance from sensitive uses such as residential development and is screened by the A442 embankment. In addition, there are excellent segregated pedestrian and cycle connections between Halesfield the surrounding area.

2.45 The site is set down and is therefore partially hidden from view from Queensway and Halesfield 24, which would reduce the impact of any building on the site. A building of the type proposed by the IVC application would therefore be appropriate to its context.

Group 4 (Sites 37 and 38)

2.46 Group 4 contains Site 37 and Site 38 at Nedge Hill, both allocated for employment use by the Wrekin Local Plan. Both are located on the south-western edge of the Telford built-up area, off Nairn roundabout, which itself directly links to the M54 and Queensway (A442). The sites are therefore well located in terms of road access.

2.47 Site 37 would be suitable and available for a waste management facility development. The site is 'set down' in the landscape and an in vessel composting facility would not be overly prominent in this location. There is a substantial distance between the site and the closest sensitive residential receptors, which are located on the opposite side of Queensway (A442), the railway and parkland. The site is relatively flat however development is most suited on lowest part of site due to slight sloping on the northern side. This site is considered an excellent alternative site.

2.48 The elevation of Site 38 makes it a prominent site within Telford and unsuitable for the development of an IVC facility as it could impact upon long-ranging views from the north of Telford.

Group 5 (Sites 2 and 3)

2.49 Group 5 comprises Sites 2 and 3, both of which are allocated for employment use by the Local Plan Proposals Map. These are located on the north-western edge of Telford within Donnington Business Park, which could be appropriate having consideration to the south-westerly prevailing wind direction.

2.50 Site 3 could also be accessed from Granville Road, which would be the same route as the application's 'Western Approach' but would not require any upgrading works.

2.51 The southern and eastern area of Donnington Business Park has been developed for distribution, with the exception of the very western part adjacent to Redhill Way, which is currently used for rough grazing. The western part of the area to the south of Granville Road has been developed by NOM Dairies, the remainder being unrestored and marshy grassland. The area to the north of Granville Road is largely rough grassland and scrub, typical of previously disturbed land and is used for grazing horses.

2.52 Regarding proximity to sensitive uses, Site 3 is closer to residential uses (off Bradley Road). However, given the size of this site, it is possible to locate an IVC facility within the site such that it would not have material adverse impact on the amenity of nearby residents.

- 2.53 Site 2 is located adjacent to the 'Nom' dairy and is a brownfield development plateau. The Council has advised that this may be earmarked for future expansion of the neighbouring dairy although it is our understanding that no planning application has been submitted for such development. Further investigations would therefore be required to ascertain whether this site is available for development.
- 2.54 A potential negative regarding site 2 is its proximity to Granville Nature Reserve to the East of the site; if this site were developed for an IVC facility, adequate measures would therefore be required to mitigate any adverse effect(s) on the reserve.
- 2.55 If sites 2 and 3 were accessed from Granville Road, they would share the same access as the golf course and Country Park (and the proposed 'Western Approach' to Woodhouse Farm proposed in the planning application).
- 2.56 However, at Donnington Park, the access road is twin carriageway with adequate margins for widening if necessary. Access from Granville Roundabout is good and there is also an established pedestrian and cycle network to the sites via the Hutchison Way (Named Walkway) and National Cycle Route 55.
- 2.57 It is considered that mitigation measures could be incorporated such that development would not significantly impact on road users for the golf club and Country Park.

3.0

Conclusions on Alternative Sites

3.1

All of the alternative sites appraised above are allocated for employment use, other than Site 19 (Halesfield) which is allocated for a rail freight terminal but is no longer required following the development of the RFT at Hortonwood.

3.2

This contrasts with the Woodhouse Farm site which does not have an allocation in the Local Plan as

- a it is outside the built up area of Telford; and
- b it is beyond the designated Green Network (apart from the access via Granville Road which dissects the Green Network).

3.3

Furthermore, the access road that dissects the Green Network would require significant upgrading to service the proposed development.

Groups 1 and 2

3.4

Sites at Groups 1 and 2 are found to be more accessible than the Woodhouse Farm site and less sensitive with regard to landscape and visual considerations. However, the Group 2 sites are not considered suitable due to their proximity to sensitive uses (i.e. nursery and residential development).

Group 3

3.5

Group 3 is more appropriate for an IVC facility than the Woodhouse Farm site given its location within the established Halesfield Industrial Estate, which makes it a suitable alternative location for the proposed development. Pedestrian and cycle links underneath the railway and Queensway are provided on land adjacent to the site, creating excellent linkages with the large residential areas of Brookside and Stirchley.

Group 4

3.6

Road access to the Group 4 sites is good with excellent links to the M54 and Queensway (A442). Group 4 sites are also more appropriately located away from sensitive land uses and, being located at a lower elevation, Site 37 is less exposed than the Woodhouse Farm site which would minimise the visual impact of an IVC facility at this location.

3.7

The context of the Group 4 sites being employment uses also makes this an appropriate location for the proposed development.

Group 5

3.8

Both sites within Group 5 have significantly better road access than the application site at Woodhouse Farm as vehicles would be able to use the existing road network as it is suitable for cars and HGVs alike. Public transport

and cycle/pedestrian linkages are also considerably better than the application site.

3.9 Both sites are not as exposed as the Woodhouse Farm site given their flat topography and elevational setting in the landscape.

3.10 Site 2 is a brownfield development plateau, whereas Site 3 is previously developed land. Notwithstanding this, further investigation would be needed to ascertain the availability of Site 2 given that it is owned by the adjacent Nom dairy.

Overall

3.11 The assessment above clearly shows there are appropriate alternative sites that could better accommodate an IVC facility than the proposed site at Woodhouse Farm.

3.12 Indeed, had the Woodhouse Farm site been included as a potential alternative IVC facility site at the outset of our assessment, based on our sieving exercise, it would have been discounted at Stage 3 given its inappropriate Local Plan allocation.

Appendix E1 Table of All Alternative Sites

Appendix E1 - Table of All Alternative Sites

Site Ref	ADDRESS1	LOCALITY	AREA (HA)	SITE ASSESSMENT
App. Site	Woodhouse Farm	Granville	6.41	Unsuitable - The site would not have been considered in the alternative sites assessment due to its lack of a Local Plan allocation and its location beyond the settlement boundary. However in order to enable a comparison, for the purposes of this report, we provide a fuller assessment of the site as part of Stage 4 - see Appendix 3.
Data supplied by TWC - UNIMPLEMENTED PLANNING PERMISSIONS ON EMPLOYMENT/INDUSTRIAL LAND				
Site Ref	ADDRESS1	LOCALITY	AREA (HA)	SITE ASSESSMENT
Site 1	DONN BUS PARK 2 DONNINGTON LILLESHELL	DONNINGTON WOOD	4.66	Unsuitable - The eastern part of the site is under development. Western part of the site is suitable however an IVC facility would be close to residential as size of remaining site limits siting options within the site.
Site 2	LAND SOUTH OF GRANVILLE ROAD DONNINGTON LILLESHELL	DONNINGTON WOOD	3.46	Potentially suitable and available - Land to the east of the site is developed as a dairy. Site has been levelled and prepared as a development plateau. Would be possible to construct access, good road, pedestrian and cycle links. Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 3	LAND NORTH OF GRANVILLE ROAD DONNINGTON MUXTON	DONNINGTON WOOD	15.76	Potentially suitable and available - Open land, relatively flat, very good road access. Large enough site to locate development away from sensitive residential land use on other side of the road to Donnington Wood Way (B5060). Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 4	SITE 2 DONNINGTON WOOD, TELFORD, SHROPSHIRE.	DONNINGTON WOOD	1.40	Not suitable - too small.
Site 5	AGA RAYBURN STATION ROAD HADLEY	HADLEY	6.48	Not available - occupied.
Site 6	LAND TO THE NORTH OF, HOLYHEAD ROAD KETLEY HADLEY	HADLEY	2.82	Not suitable - too small.
Site 7	AGA RAYBURN STATION ROAD KETLEY	HADLEY	4.64	Not available - occupied.
Site 8	AGA RAYBURN STATION ROAD KETLEY	HADLEY	4.64	Not available - occupied.
Site 9	AGA RAYBURN KETLEY, TELFORD, SHROPSHIRE.	HADLEY	4.67	Not available - occupied.
Site 10	LAND AT HADLEY CASTLE, HADLEY, TELFORD, SHROPSHIRE.	HADLEY CASTLE	13.55	Not available - occupied by BAE Systems.
Site 11	LAND OFF QUEENSWAY HADLEY CAMPUS HADLEY PARK	HADLEY PARK	2.25	Not suitable - too small.
Site 11a	LAND OFF QUEENSWAY HADLEY CAMPUS HADLEY PARK (to the East of NLP11)	HADLEY PARK	Larger than NLP11	Potentially suitable and available - Land is available as it is for sale. There is good access into the site as road, pedestrian and cycle infrastructure is already in place. A small part of the site has been developed for B1 use however the remainder of the site remains vacant. The site is flat and featureless however is opposite a nursery school. The site is also in an exposed location on Queensway (A442). Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 12	HADLEY CASTLE WEST HADLEY LEEGOMERY	HADLEY PARK	9.74	Potentially suitable and available - this site is flat, open and exposed. It is in close proximity of residential to south and west which may make the site more suitable for office rather than an IVC facility although the size of site could enable a siting/design solution to overcome this. Good road links. Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 13	PLOT 6, HALESFIELD 16 KEMBERTON ROAD HALESFIELD	HALESFIELD	1.03	Not suitable - too small.
Site 14	TAWS PRINTERS LTD HALESFIELD 2 HALESFIELD	HALESFIELD	1.09	Not suitable - too small.
Site 15	WAGON PLC HALESFIELD 1 HALESFIELD	HALESFIELD	2.36	Not suitable - too small.
Site 16	REDMAN FISHER ENGINEERING LIMITED HALESFIELD 18 HALESFIELD	HALESFIELD	1.35	Not suitable - too small.

Site 17	VA TECHNOLOGY HALESFIELD 9 HALESFIELD, TELFORD, SHROPSHIRE, TF7 4QW	HALESFIELD	1.09	Not suitable - too small.
Site 18	HALESFIELD BUSINESS PARK HALESFIELD 8 HALESFIELD, TELFORD, SHROPSHIRE.	HALESFIELD	1.88	Not suitable - too small.
Site 19	LP ALLOCATION (RFT) HALESFIELD TELFORD	HALESFIELD	4.40	Potentially suitable and available - the site is vacant and for sale. It is no longer being used for a Rail Freight Terminal (which has been developed at Hortonwood). Site 19 has very good transport links and appropriate surrounding uses being located within an existing established Industrial Estate. Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 20	LAND TO REAR OF, MYFORD HORSEHAY DOSELEY	HORSEHAY	7.42	Not suitable - No access available into the site. Lightmoor housing development to the south makes an IVC facility an inappropriate neighbouring use.
Site 21	HALESFIELD NORTH HALESFIELD HORTON WOOD	HORTON WOOD	3.83	Potentially suitable and available - Greenfield site but for sale and allocated for employment use. The site is bound by other industrial units. Good road, pedestrian and cycle links. Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 22	EP 7 (1) HORTONWOOD N HORTONWOOD HORTON WOOD	HORTON WOOD	4.98	Not available - occupied.
Site 23	HORTONWOOD N HORTONWOOD HORTON WOOD	HORTON WOOD	2.71	Not suitable - too small.
Site 24	EP 7 (1) HORTONWOOD N HORTONWOOD N HORTON WOOD	HORTON WOOD	5.53	Potentially suitable and available - the site is within an established industrial estate however there is residential development to the west and north. There is established screening between the properties and the site. The site has good road, pedestrian and cycle links. Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 25	HORTONWOOD N HORTONWOOD HORTON WOOD	HORTON WOOD	7.01	Potentially suitable and available - the site is within an established industrial estate. It is flat and has good road, pedestrian and cycle links. Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 26	HORTONWOOD N HORTONWOOD HORTON WOOD	HORTON WOOD	7.15	Potentially suitable and available - the site is within an established industrial estate (although currently forms an employment allocation on the periphery of Hortonwood Industrial Estate). Road infrastructure already in place. The site is flat and has very good road, pedestrian and cycle links. Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 27	FORMER NESTLE FACTORY HORTONWOOD 2, HORTONWOOD HORTON WOOD	HORTON WOOD	1.38	Not suitable - too small.
Site 28	NITRIDING SERVICES HORTONWOOD 40 HORTON WOOD	HORTON WOOD	1.18	Not suitable - too small.
Site 29	FORMER PAUL ROSCO WAREHOUSE HORTONWOOD 50 HORTON WOOD	HORTON WOOD	0.72	Not suitable - too small.
Site 30	LAWLEY C1 CAMPUS LAWLEY	LAWLEY BANK	1.83	Not suitable - too small.
Site 31	SHAWBIRCH CAMPUS SITE - AMENDMENT 2 TELFORD	LEEGOMERY	22.35	Not available - This site has been identified in the SHLAA as a possible housing site (not yet evaluated). The site is greenfield and in agricultural use.
Site 32	LIGHTMOOR SW TELFORD LIGHTMOOR	LIGHTMOOR	6.28	Not suitable - The site is prominent with open views of the Wrekin. The site is Greenfield and has good road access although poor pedestrian, cycle and rail freight access.
Site 33	LIGHTMOOR SOUTHWEST TELFORD LITTLE DAWLEY	LITTLE DAWLEY	2.87	Not suitable - too small.
Site 34	LAND OFF PARK ROAD MALINSLEE MALINSLEE	MALINSLEE	1.08	Not suitable - too small.

Sites 35, 36 and 37	TELFORD SCIENCE & TECHNOLOGY PARK NEDGE HILL	NEDGE HILL	27.54	Potentially suitable and available - the site has good access to M54. It is allocated for employment use though is greenfield in nature. The site varies in topography, although it mostly 'set down' in the landscape therefore an IVC facility would not be overly prominent. In addition there is a substantial distance between the site and residential development on the other side of Queensway (A442). Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 38	TELFORD SC & TECH PK NEDGE HILL WEST (PT) NEDGE HILL	NEDGE HILL	14.93	Site is potentially available and suitable - it is previously developed in parts and is allocated for employment use. Similar to Site 37, road access is very good and the site is located a good distance (approximately 500m) away from sensitive receptors such as residential areas. However the site is relatively exposed and may result in potential landscape impact(s). Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 39	NEWDALE CAMPUS CAMPUS A LAWLEY BANK	NEWDALE	22.10	Not available - the site has been developed as part of the Persimmon Coppice Grove residential development.
Site 40	LAND AT NEWPORT, SHROPSHIRE.	NEWPORT	1.38	Not suitable - too small.
Site 41	AUDLEY AVENUE IND ESTATE AUDLEY AVENUE NEWPORT	NEWPORT	3.06	Not suitable - too small.
Site 42	LAND AT OLD PARK OLD PARK OLD PARK	OLD PARK	1.16	Not suitable - too small
Site 43	LAND AT OLD PARK OLD PARK OLD PARK	OLD PARK	12.87	Not available. Site forms part of the Telford Central Area Action Plan area and is allocated for mixed use residential and leisure development.
Site 44	EP 7 (1) HORTONWOOD N HORTONWOOD HORTON WOOD	ORDNANCE DEPOT	3.84	Potentially suitable and viable site - the site is allocated for employment use and has very good access to the primary road network as well as good pedestrian and cycle links. Appendix 3 provides more detailed commentary following a site visit (Stage 4).
Site 45	SYAN HORTONWOOD 37 HORTON WOOD	ORDNANCE DEPOT	2.88	Not suitable - too small.
Site 46	HORTONWOOD N HORTONWOOD PRESTON	PRESTON	10.25	Potentially suitable and available - site within an established industrial estate (although currently forms an employment allocation on the periphery of this area). Road infrastructure already in place. Site is flat and has good access to road, rail freight, pedestrian and cycle links. Residential to the north and a single dwelling to the west however size of site means that the siting of development could overcome any amenity issues. Appendix 3 provides more in-depth commentary following detailed site visit (Stage 4).
Site 47	LAND OFF CASTLE FARM WAY PRIORSLEE	PRIORSLEE	20.49	Not available - being developed.
Site 48	LAND AT PRIORSLEE, TELFORD, SHROPSHIRE.	PRIORSLEE	20.48	Not available - being developed.
Site 49	EP 7 (1) OFF TELFORD WAY ST GEORGES SNEDSHILL	SNEDSHILL	4.25	Not suitable - Allocated as a Gateway Site within the Telford Central Area Action Plan.
Site 50	CENTRAL PARK HOLLINSWOOD ROAD SNEDSHILL	SNEDSHILL	2.00	Not suitable - too small and site is part of the Telford Central Area Action Plan and is scheduled for alternative development.
Site 51	DOSELEY WORKS DOSELEY	SPRING VILLAGE	2.15	Not suitable - too small and not available - being developed for residential use.
Site 52	PETER GRANT PAPERS LTD STAFFORD PARK 12 STAFFORD PARK	STAFFORD PARK	2.21	Not suitable - too small and not available - occupied by Peter Grant.
Site 53	ALCOA FASTENING SYSTEMS STAFFORD PARK, TELFORD, SHROPSHIRE.	STAFFORD PARK	1.54	Not suitable - too small.
Site 54	LAND OFF BRIDGNORTH ROAD CUCKOO OAK SUTTON HILL	SUTTON HILL	1.65	Not suitable - too small.
Site 55	HALL CAR PARK TOWN CENTRE TOWN CENTRE	TOWN CENTRE	1.19	Not suitable - too small.
Site 56	EP 7 (1) RAMPART WAY TOWN CENTRE TOWN CENTRE	TOWN CENTRE	2.42	Not suitable - too small.

Site 57	WINDSOR HOUSE TELFORD TOWN CENTRE, TELFORD, SHROPSHIRE.	TOWN CENTRE	1.89	Not suitable - too small.
Site 58	DONNINGTON GRANVILLE ROAD DONNINGTON ST GEORGE'S	DONNINGTON WOOD	1.25	Not suitable - too small.
Data supplied by TWC - 2005 IDENTIFICATION & ASSESSMENT OF SUITABLE WASTE				
TREATMENT/RESOURCE MANAGEMENT SITES				
NLP Ref	ADDRESS1	LOCALITY	AREA (HA)	SITE ASSESSMENT
Site 59	Former Ibstock Brickworks, Brick Kiln Bank		4.41	(Council comments) Site not suitable. Rejected in Wrekin Local Plan Inspectors Report (1998) for unneighbourly uses; surrounded by a wildlife site and close to Severn Gorge World Heritage Site.
Site 60	Land adjoining Hillcrest, Lightmoor		1.27	Site not suitable - too small.
Site 61	Simpson Pool, Wellington Road		2.94	Site not suitable - too small.
Site 62	Malthouse Farm, Littleworth		4.53	(Council comments) Site not suitable. Poor access, most of site is an old quarry infilled with water.
Site 63	Short Wood, New Works Lane		40.53	(Council comments) Site not suitable. Small hamlet of New Works located to SE of site and adjacent to AONB and Scheduled Ancient Monument. Electricity pylons cross the site. Access is an issue as New Works Lane is narrow and would require considerable upgrading and widening. Unstable land (shallow workings), sterilisation of minerals, greenfield and near to residential development.
Site 64	St John's Wood, Church Hill		8.59	Site not suitable. Development would require a new access and there are residential properties to south. It is understood that the land is unstable due to former coal mining operations. The development of an IVC facility may also raise mineral sterilisation minerals.
Site 65	Former Railway, Sinclair Gardens		1.69	Not suitable - site too small.
Site 66	Rock Hill, Waterloo Road		1.08	Not suitable - site too small.
Site 67	Donnington Wood Tip, Granville Road		20.69	Not suitable. The site is a Wildlife Site and there is a residential allocation in the middle of the site.
Site 68	Land off Redhill Way		3.58	Not suitable. Site is allocated as part of the Green Network.
Site 69	Land off Barracks Lane, Lilleshall		1.32	Not suitable - site too small.
Site 70	Land at Halesfield 24, Halesfield		4.39	Considered at Site 19 above.
Site 71	Land at Lightmoor			Site not suitable. It contains landraise material excavated from Queensway that would require removal prior to development. Close proximity of residential development, a listed building and public right of way.
Site 72	Woodhouse Farm, Woodhouse Lane		1.9	Not suitable - site too small.
Site 73	Watling Street Grange, Grange Lane		4.5	Not suitable as the site is outside the designated Telford Urban Area.
Site 74	Land at Halesfield (No Site Plan)		2.3	Not suitable - too small.
Site 75	Land at Halesfield (No Site Plan)		5.2 & 1.6	Not suitable - This site comprises two smaller sites. One is occupied and the other is too small.
Site 76	Land at Shawbirch		10.5	Not suitable. The site is greenfield with residential development to the west. The site is also a 'gateway site' and would be difficult to screen.
Site 77	Land at Hortonwood (No Site Plan)		5.7	All sites within Hortonwood considered at Site 21, 24, 25, 26, 44, 45 and 46 above.
Site 78	Land at Hortonwood (No Site Plan)		Unknown	All sites within Hortonwood considered at Site 21, 24, 25, 26, 44, 45 and 46 above.
Site 79	Land at Hortonwood (No Site Plan)		Unknown	All sites within Hortonwood considered at Site 21, 24, 25, 26, 44, 45 and 46 above.
Site 80	Land at Hortonwood (No Site Plan)		Unknown	All sites within Hortonwood considered at Site 21, 24, 25, 26, 44, 45 and 46 above.
Site 81	Hortonwood		Unknown	All sites within Hortonwood considered at Site 21, 24, 25, 26, 44, 45 and 46 above.
Site 82	The Nedge		29	Site not suitable. Close to high technology corridor therefore potentially incompatible neighbouring land uses.

Site 83	Land at Hortonwood (No Site Plan)		1.2	Not suitable - too small.
Site 84	Land at Stafford Park		8.4	Not Suitable. The land at this site is not proposed in the emerging LDF for employment purposes. It is located within an industrial estate and could be used as expansion land for adjoining commercial businesses.
Site 85	Land at Donnington Wood (No Site Plan)		44.2	Land at Donnington Wood considered at Site 1, 2, 3, 4 and 58.
Data Source - GRANVILLE EfW ENVIRONMENTAL STATEMENT APPENDIX 2 ALTERNATIVE SITE APPRAISAL				
Site 86	MOD land, Hadley			Not available.
Site 87	Shawbirch Employment Allocation			Not suitable. The Council has advised that land to the north and north west of the site could be developed for housing in the future. It has been put forward in the SHLAA (although has not yet been assessed). A an in vessel composting facility would be incompatible with these future sensitive uses.
Site 88	Hadley Business Park			Considered at Sites 11 and 11a above.
Site 89	Hills Lane Drive, Madeley			Unsuitable as the site is within a residential area and accessed from unsuitable roads.
Site 90	Halesfield Industrial Estate, Telford South East		Site B: 4ha Site C: Max 3 ha	Site B considered at Site 19 above. Not suitable - too small.
Site 91	Hortonwood Industrial Estate, Telford North			Considered at Site 26 above.
Site 92	Donnington, Telford North East			Considered at Sites 1, 2, 3, 4 and 58 above.
Site 93	Nedge Hill Business Park, Telford East			Considered at Sites 35, 36, 37 and 38 above.
Site 94	Stafford Park Industrial Estate, Telford East			No available sites.
Site 95	Woodhouse Farm, Telford East			Not suitable - Too far from Telford.
Site 96	Former British Sugar Factory, Allscott	Allscott	29.99ha	(Council Comments) It is understood that the site is being promoted for alternative uses therefore is not available. An Illustrative Masterplan for 'Shawbirch Road' which has been prepared by Northern Trust suggests that the site will accommodate residential-led mixed use development including an 'Employment Hub'. However this appears to be focused on local businesses requiring high speed broadband and business support services rather than development for industrial processes such as an IVC facility.
Site 97	Audley Avenue Employment Allocation, Newport			Not suitable -Too far from Telford.
Site 98	Watling Street Grange, Telford North East (historic use of site by British Sugar Beet)			Not suitable - Outside the designated Telford Urban Area.

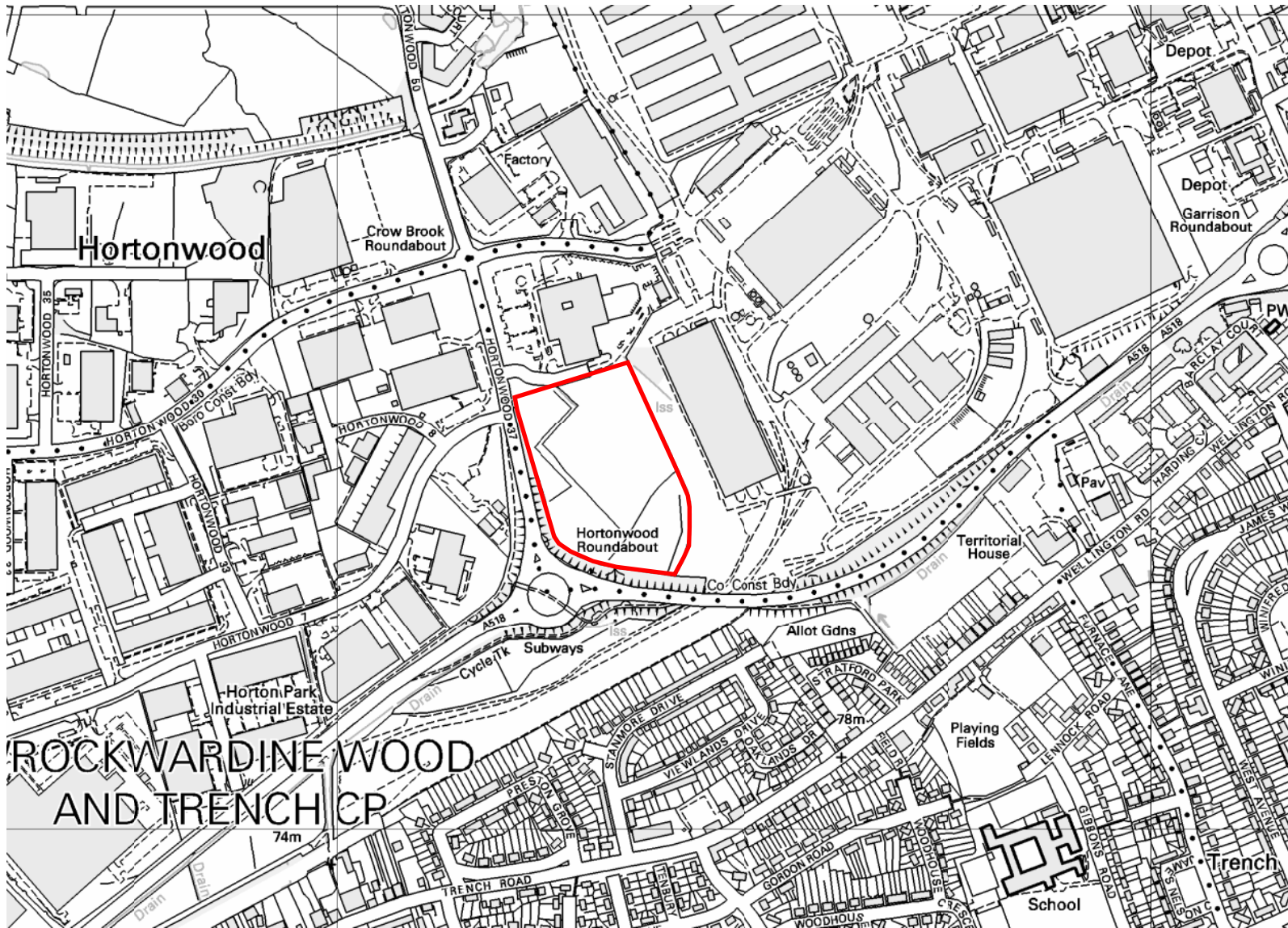
**Appendix E2 Table of Alternative Sites
subject to Stage 4 Assessment**

Appendix E2 - Table of Alternative Sites subject to Stage 4 Assessment

NLP Ref	ADDRESS1	LOCALITY	AREA (HA)	SITE ASSESSMENT
App Site	Woodhouse Farm	Granville	6.41	The Woodhouse Farm site is located outside of the settlement boundary of Telford. The site is predominantly countryside and its features are that of greenfield/countryside land. The site is available but is not suitable for an in vessel composting facility due to its lack of allocation and its location outside the settlement boundary. Due to this, the site is not considered a potential site for an IVC facility. Furthermore site has poor access by road from Granville Road, which is narrow and unmade particularly beyond the golf course and riding stables. The access route also bisects a wildlife site and is not suitable for large vehicles - in order to improve the access sufficiently to accommodate the required HGV vehicles significant upgrading works would be required. Pedestrian access is also poor as there are no pavements or cycleways to the site. The nearest bus stop is also a distance away. The site is located approximately 950m away from a designated nature reserve and the access route would bisect a wildlife site. It has therefore been discounted as a potential location for an IVC facility.
Site 2	LAND SOUTH OF GRANVILLE ROAD DONNINGTON LILLESHELL	DONNINGTON WOOD	3.46	Site 2 is potentially suitable site for an IVC facility. The site is previously developed land and is allocated for employment uses within the Wrekin Local Plan, as favoured by PPS10 Paragraphs 20 and 21(ii). The site has been levelled and has prepared as a development plateau. Immediate surrounding uses are not sensitive in nature; a large dairy (Nom) is located to the east of the site which has large silos, office development is to the west and the site is enclosed by and adjacent to tall bulky buildings. Sensitive residential receptors are approximately 500m to the west of the site, beyond the A4640. An allocated wildlife site is approximately 400m from the site, whilst Granville Country Park (Local Nature Reserve) is 500m to the north of the site. The site has very good road access and good access by public transport, walking and cycling.
Site 3	LAND NORTH OF GRANVILLE ROAD DONNINGTON MUXTON	DONNINGTON WOOD	15.76	Site 3 is suitable and available for an in vessel composting facility. The site is greenfield though is allocated for employment use within the Wrekin Local Plan. The closest sensitive residential receptors are located approximately 150 metres to the west of the site boundary beyond the A4640, however, due to the size of the site it is possible that any negative impact could be overcome through a design and siting solution by locating the IVC facility away from sensitive land uses. Land to the south is developed as a dairy with tall silos. The site is located approximately 400m from an allocated wildlife site and 500m from an allocated Local Nature Reserve (Granville Country Park). The site has very good accessibility by road and good access by public transport, walking and cycling.
Site 11a	LAND OFF QUEENSWAY HADLEY CAMPUS HADLEY PARK (to the East of NLP11)	HADLEY PARK	TBC	Site 11a is available but is not suitable for an IVC facility. The majority of the site is greenfield in nature and is allocated for employment use within the Wrekin Local Plan. The site is for sale and has good access by road and rail; pedestrian and cycle infrastructure is already in place. A small part of the site has been developed for B1 office use however the remainder of the site remains vacant. However, existing and proposed neighbouring land uses are not considered appropriate for an IVC facility. B1 (office) uses have been developed to the east and west and sensitive uses such as a nursery school is located directly opposite the site, with residential and hotel development also in close proximity. The site is also in an exposed location on Queensway (A442) and could be classified as a 'gateway' site that would be more appropriate for alternative employment/business development. Due to this site has been discounted.
Site 12	HADLEY CASTLE WEST HADLEY LEEGOMERY	HADLEY PARK	9.74	Site 12 is available however is not suitable for an IVC facility. The topography of the site is flat and open. The site is greenfield but is allocated for employment development within the Wrekin Local Plan. Road, pedestrian and cycle access is good. However the site is in close proximity to sensitive residential receptors (approximately 100 metres to the south) and Jigsaw School (approximately 200 metres to the north east). The development of an IVC facility at this location would be in conflict with PPS10 Paragraph 21(i) given the environmental constraints and unsuitability of the existing neighbouring land uses This site has therefore been discounted.
Site 19	LP ALLOCATION (RFT) HALESFIELD TELFORD Halesfield Site B - Granville Application Alternative Site Assessment	HALESFIELD	4.40	Site 19 is suitable and available for an IVC facility. The site is vacant and for sale. The site is greenfield in nature however has mining history and is allocated for the development of a Rail Freight Terminal (RFT) within the Wrekin Local Plan. The RFT has since been developed in the north of the Borough at Hortonwood therefore this site is available for alternative employment/industrial related development. The site is located in an existing Industrial Estate which contains a number of employment and industrial uses. Neighbouring uses to the east and north are industrial in nature and include tall and imposing structures. The closest sensitive residential receptors are approximately 400 metres to the west of the site, separated from the site by Queensway (A442) and a railway line. The site has excellent accessibility by road, cycle and foot and good screening provided by the A442 embankment and established trees. Some earth moving would likely be required to level the site.
Site 21	HALESFIELD NORTH HALESFIELD HORTON WOOD	HORTON WOOD	3.83	Site 21 is a suitable and available for an IVC facility. The site is greenfield however is allocated for employment use within the Wrekin Local Plan. It is currently for sale and is located within an established industrial estate containing a range of B-class uses. The nearest residential development is located circa 500 metres to the north at Horton Lane. Accessibility to the site is good, especially by road, cycle and walking. Public transport linkages appear to be poor.
Site 24	EP 7 (1) HORTONWOOD N HORTONWOOD N HORTON WOOD	HORTON WOOD	5.53	Site 24 is available and potentially suitable for an IVC facility. The site is greenfield however is allocated for employment uses within the Wrekin Local Plan and is located within the established Hortonwood Industrial Estate. Employment uses are located to the east of the site, with residential properties located to the north and west of the site (approximately 150 metres away). These residential properties are set within generous plots and are separated from the site by an established tree buffer and road. Due to the size of the site it is possible that any negative impact(s) on residential amenity could be overcome through a design and siting solution, locating the waste management facility away from sensitive land uses. The site has good road, rail freight, pedestrian and cycle linkages; public transport accessibility appears to be poor.

Site 25	HORTONWOOD N HORTONWOOD HORTON WOOD	HORTON WOOD	7.01	<p>Site 25 is suitable and available for an IVC facility.</p> <p>The site is greenfield but is allocated for employment uses within the Wrekin Local Plan and is located within the established Hortonwood Industrial Estate.</p> <p>This site is located approximately 250 metres to the south west of residential properties although due to the size of the site it is possible that any negative residential amenity impact could be overcome through a design and siting solution, locating the waste management facility away from residential land uses.</p> <p>The site has good road, rail freight, pedestrian and cycle links. Public transport accessibility appears to be poor.</p>
Site 26	HORTONWOOD N HORTONWOOD HORTON WOOD	HORTON WOOD	7.15	<p>Site 26 is suitable and available for an IVC facility.</p> <p>The site is greenfield but is allocated for employment uses within the Wrekin Local Plan. It is located on the periphery of the established Hortonwood Industrial Estate which contains a range of B class uses.</p> <p>The site is located approximately 500 metres to the south and south west of the closest residential properties. Due to the size of the site it is possible that any negative residential amenity impact could be overcome through a design and siting solution, locating the waste management facility away from residential land uses.</p> <p>The site has good road, rail freight, pedestrian and cycle links. Public transport accessibility appears to be poor.</p>
Sites 35, 37 and 37	TELFORD SCIENCE & TECHNOLOGY PARK NEDGE HILL	NEDGE HILL	27.54	<p>These sites are suitable and available for an IVC facility.</p> <p>The area is greenfield although is allocated for employment use within the Wrekin Local Plan. The sites have excellent strategic road and motorway access, although public transport linkages are poor. This western part of the site in particular is 'set down' in the landscape and an IVC facility would not be overly prominent in this position. There is a substantial separation distance (approximately 500m) between the land and any sensitive residential receptors, which are located beyond Queensway (A442), the railway and parkland. A designated Wildlife Site is located in a westerly direction, though is also separated from the sites by Queensway (A442).</p>
Site 38	TELFORD SC & TECH PK NEDGE HILL WEST (PT) NEDGE HILL	NEDGE HILL	14.93	<p>Site 38 is available but is not considered suitable for an IVC facility.</p> <p>A small part of the site is previously developed however the whole of the site is allocated for employment use within the Wrekin Local Plan. Road access is excellent. The site is located approximately 500 metres away from the closest sensitive residential receptors, which are located beyond a railway line, Queensway (A442) and Randlay Park.</p> <p>However the site holds an elevated position on the brow of Nedge Hill and there are extensive views into the site from the north. Large scale development on this site such as the IVC facility proposed at Woodhouse Farm would be imposing and visual intrusion would make this an inappropriate alternative site. The site has therefore been discounted.</p>
Site 44	EP 7 (1) HORTONWOOD N HORTONWOOD HORTON WOOD	ORDNANCE DEPOT	3.84	<p>Site 44 is suitable and available for an IVC facility.</p> <p>The site is greenfield but is allocated for employment use within the Wrekin Local Plan. It is located within the established Hortonwood Industrial Estate, which accommodates a range of B use classes.</p> <p>The closest sensitive residential receptors are located approximately 250 metres to the south of the site, although they are separated from the site by the new Rail Freight Terminal, a railway line and a main distributor road (A518).</p> <p>Access by road, rail, pedestrian and cycle linkages is good however public transport accessibility is poor. The site is located off the main roundabout which connects Hortonwood with Telford's primary road network.</p>
Site 46	HORTONWOOD N HORTONWOOD PRESTON	PRESTON	10.25	<p>Site 46 is suitable and available for an IVC facility.</p> <p>The site is greenfield but is allocated for employment use within the Wrekin Local Plan. It is located on the edge of the established Hortonwood Industrial Estate, which currently accommodates a range of B use classes.</p> <p>The closest sensitive residential properties are located between 200 and 300 metres to the north and west of the site, although these uses are separated from the site by a road, generous dwelling curtilage and an established tree buffer on the site boundaries. Due to the size of the site there is scope to provide a siting and design solution to overcome any potential residential amenity impacts arising from an IVC facility.</p> <p>Road infrastructure is already in place. The site has good road, pedestrian and cycle links. Public transport accessibility appears to be poor.</p>

**Appendix E3 Stage 4 Assessment Site
Location Plans**



KEY

The Site



nlp Nathaniel Lichfield and Partners

Project Telford Waste Management Alternative Sites Appraisal

Title **Site Location Plan**
Land to west of A518

Client Telford & Wrekin Council

Date September 2009

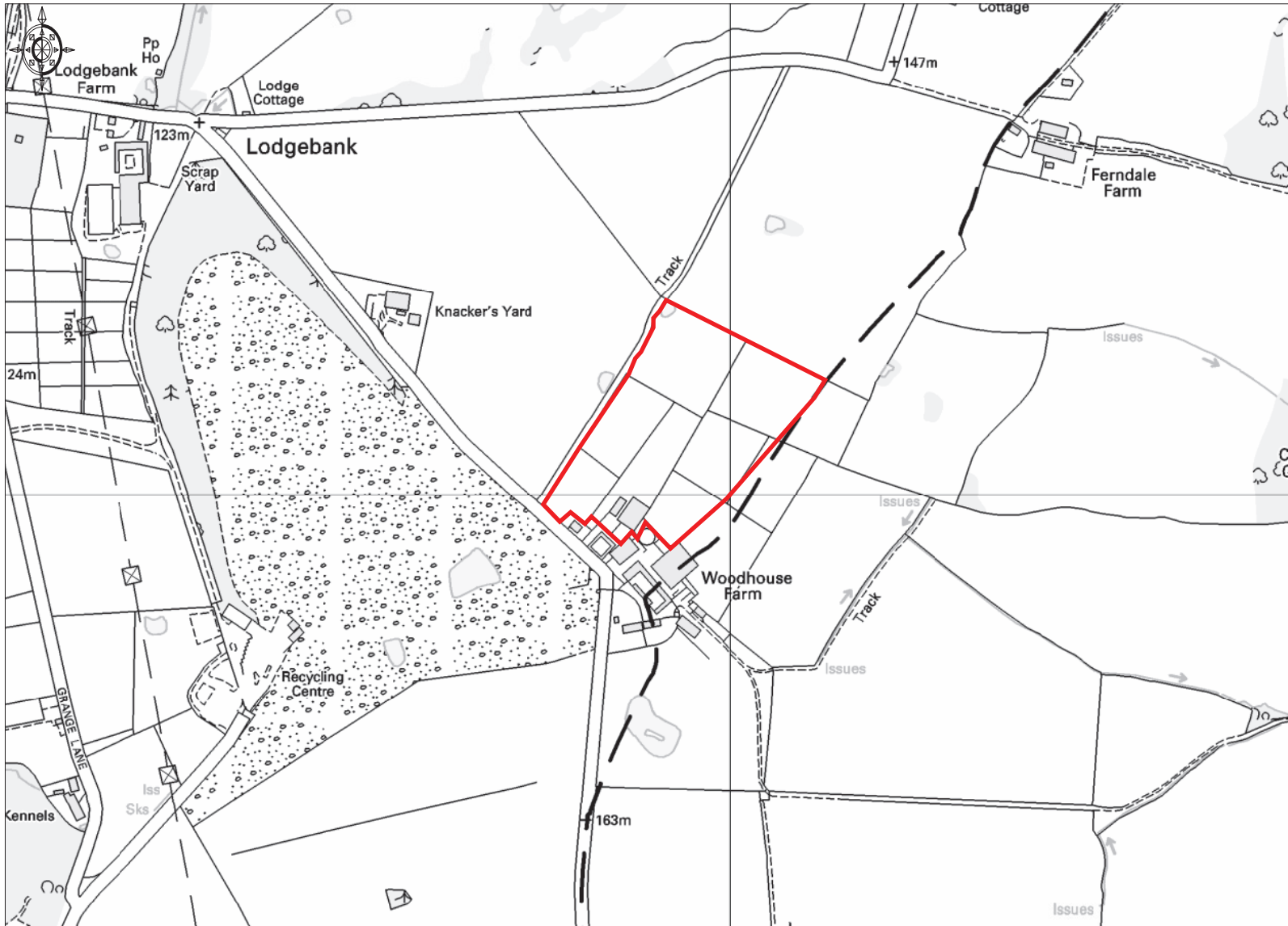
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Drawn by IJ

Drg. No IL40701-11



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KEY

The Site



nlp Nathaniel Lichfield & Partners
 Planning, Design, Economics.

Project Telford Waste Management
 Alternative Sites Appraisal

Title **Site Location Plan**
 Woodhouse Farm
 (Application Site)

Client Telford & Wrekin Council

Date November 2012

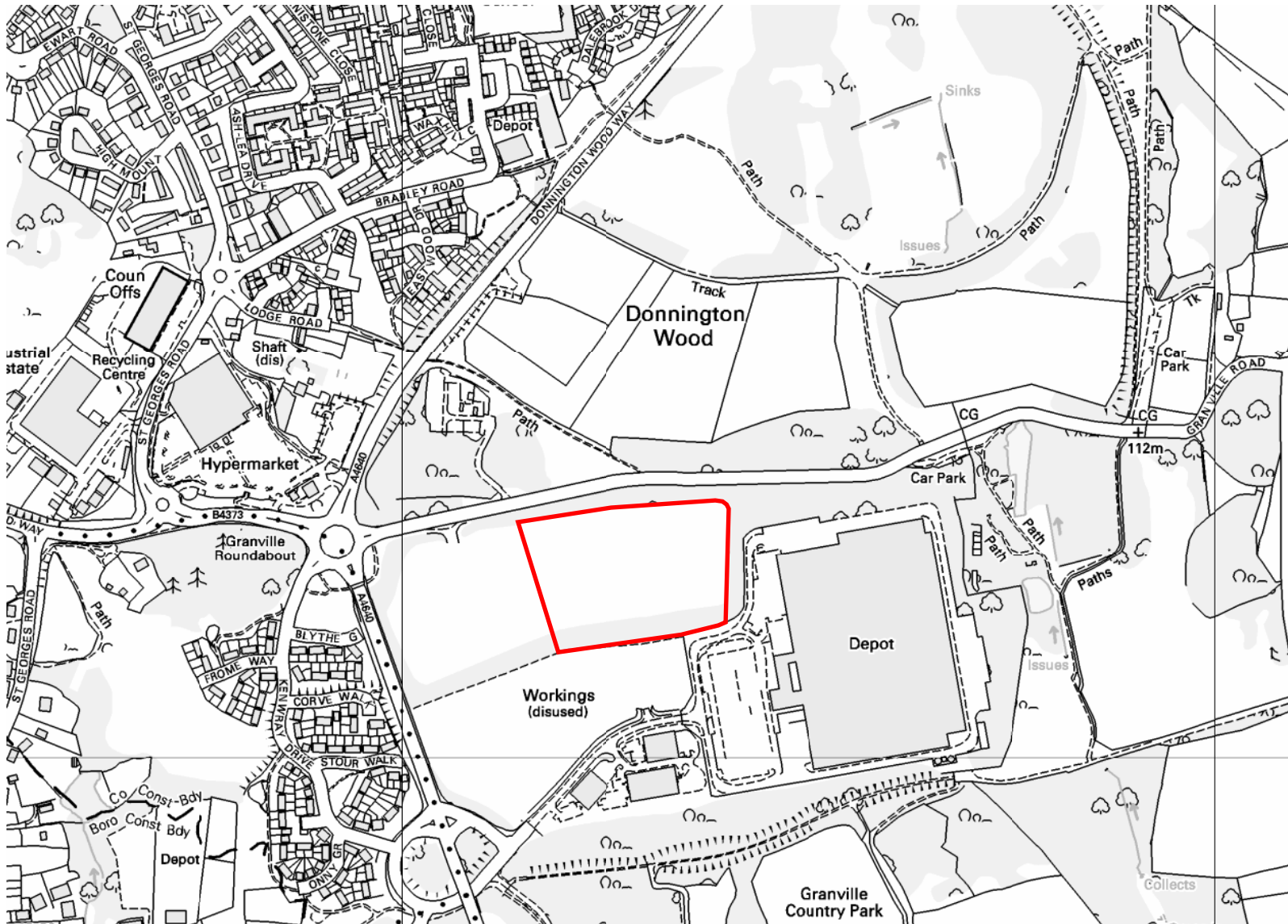
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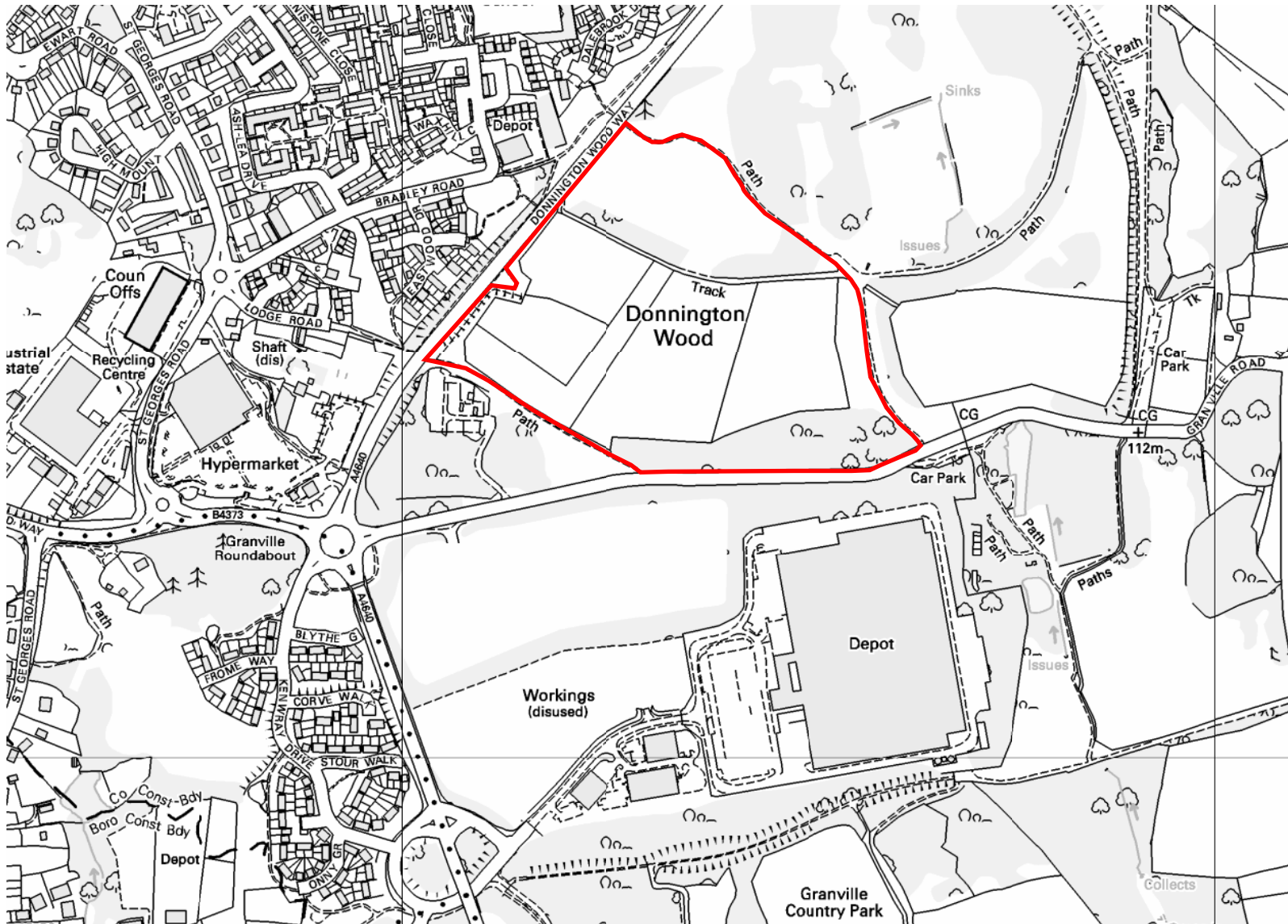
The Site



Project	Telford Waste Management Alternative Sites Appraisal
Title	Site Location Plan Land to south of Granville Road
Client	Telford & Wrekin Council
Date	September 2009
Scale	1:7500 @ A4
Drawn by	IJ
Drg. No	IL40701-03



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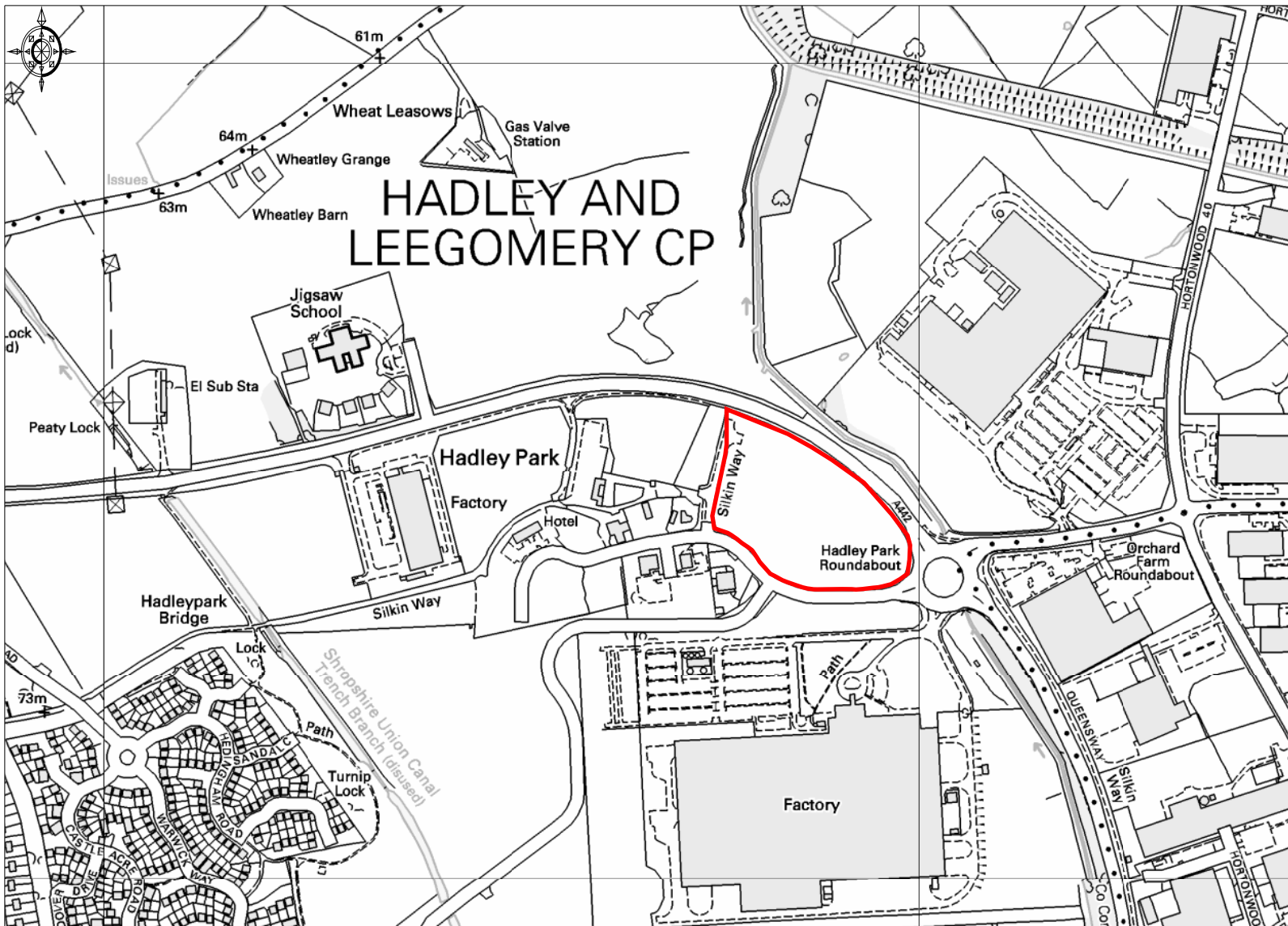
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Project	Telford Waste Management Alternative Sites Appraisal
Title	Site Location Plan Land to north of Granville Road
Client	Telford & Wrekin Council
Date	September 2009
Scale	1:7500 @ A4
Drawn by	IJ
Drg. No	IL40701-04



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KEY

The Site



Project	Telford Waste Management Alternative Sites Appraisal
Title	Site Location Plan Land to east of Silkin Way
Client	Telford & Wrekin Council
Date	September 2009
Scale	1:7500 @ A4
Drawn by	IJ
Drg. No	IL40701-02



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Telford AND WREKIN

HADLEY AND
LEEGOMERY

KEY

The Site



nlp Nathaniel Lichfield
and Partners

Project Telford Waste Management
Alternative Sites Appraisal

Title **Site Location Plan**
Land to south of Queensway (A442)

Client Telford & Wrekin Council

Date September 2009

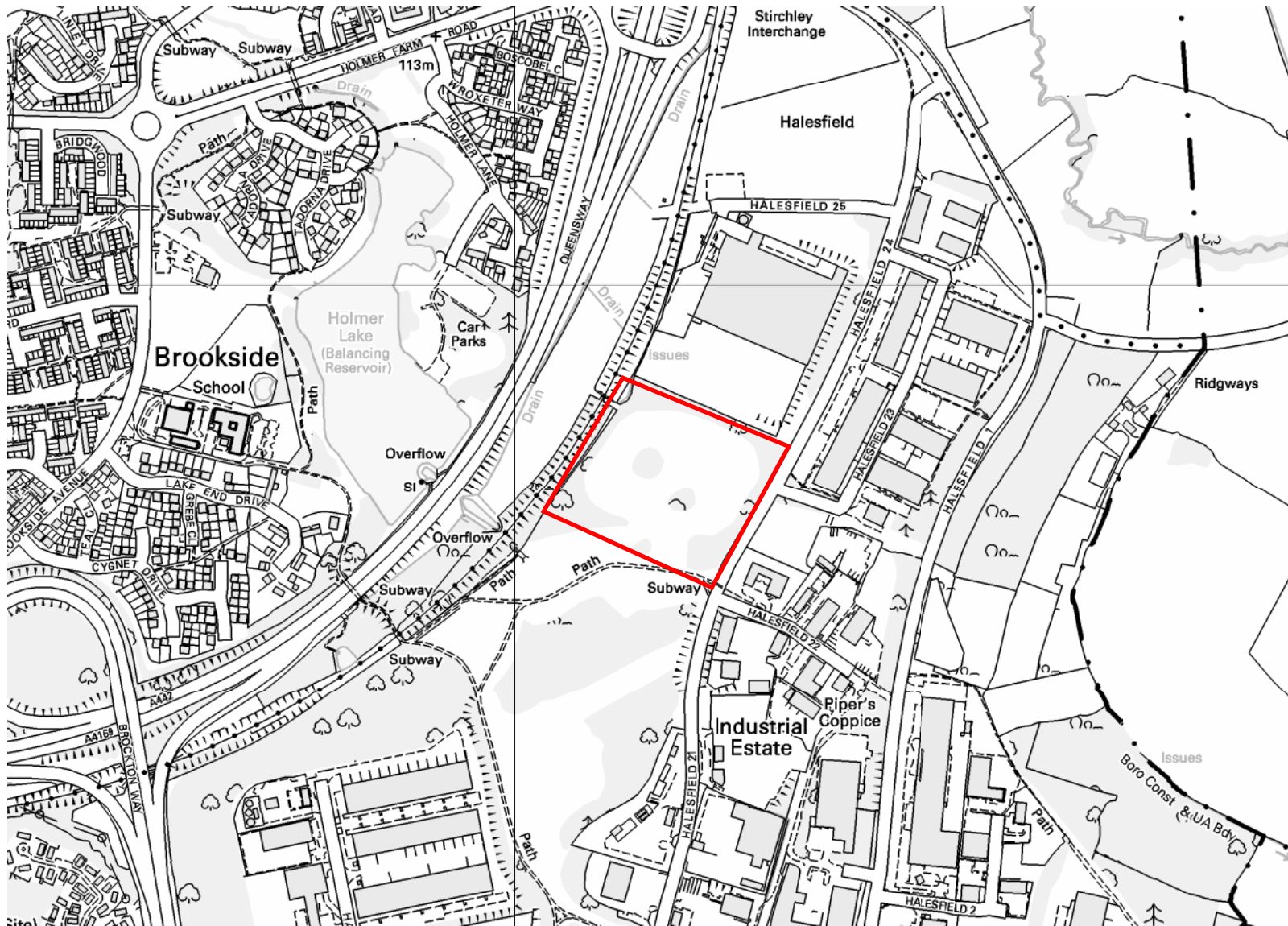
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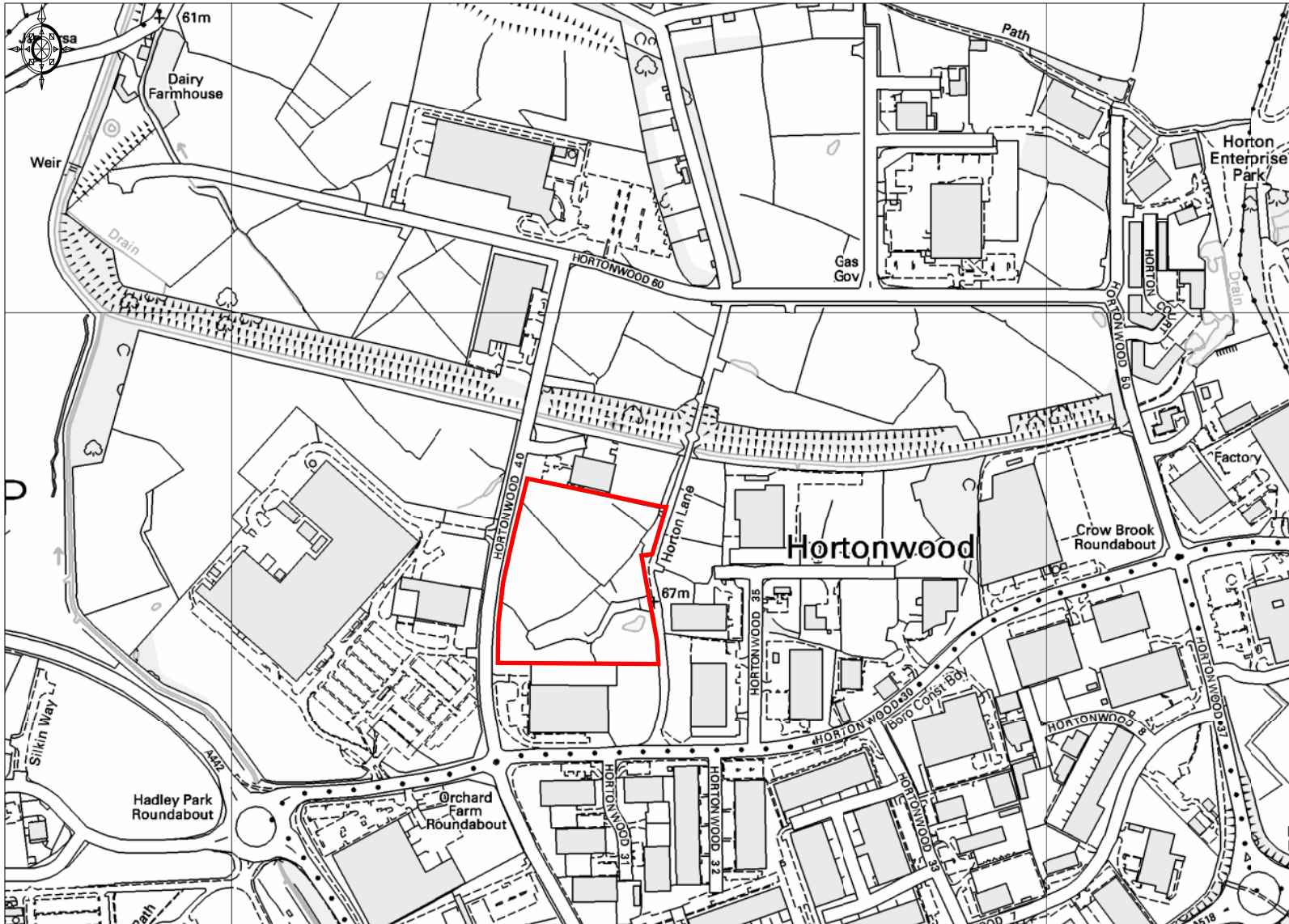


nlp Nathaniel Lichfield and Partners

Project	Telford Waste Management Alternative Sites Appraisal
Title	Site Location Plan Land to east of Queensway (A442)
Client	Telford & Wrekin Council
Date	September 2009
Scale	1:7500 @ A4
Drawn by	IJ
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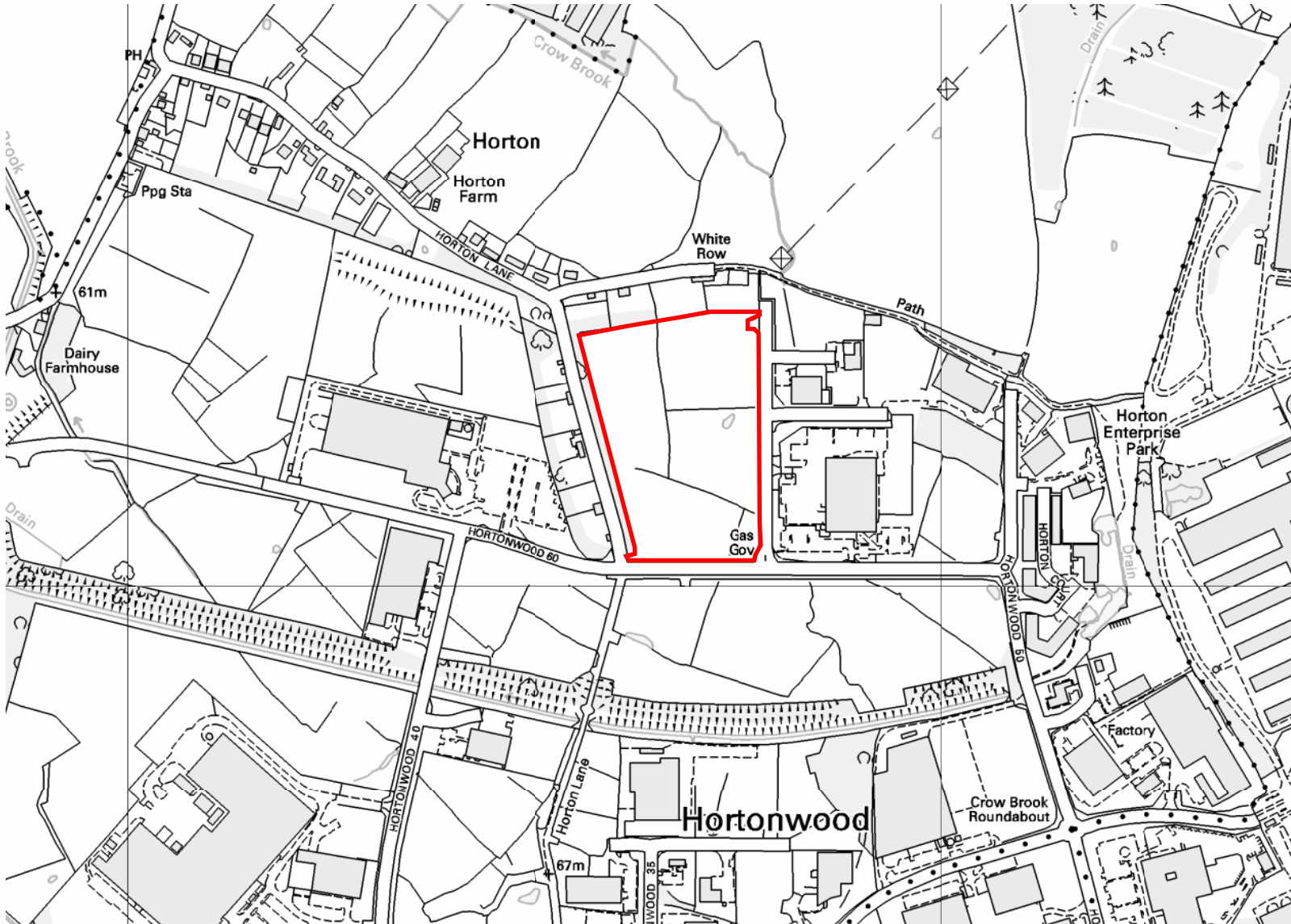


Nathaniel Lichfield and Partners

Project	Telford Waste Management Alternative Sites Appraisal
Title	Site Location Plan Land to west of Horton Lane
Client	Telford & Wrekin Council
Date	September 2009
Scale	1:7500 @ A4
Drawn by	IJ
Drwg. No	IL40701-06



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KEY

The Site



Nathaniel Lichfield
and Partners

Project Telford Waste Management
Alternative Sites Appraisal

Title **Site Location Plan**
Land to east of Horton Lane

Client Telford & Wrekin Council

Date September 2009

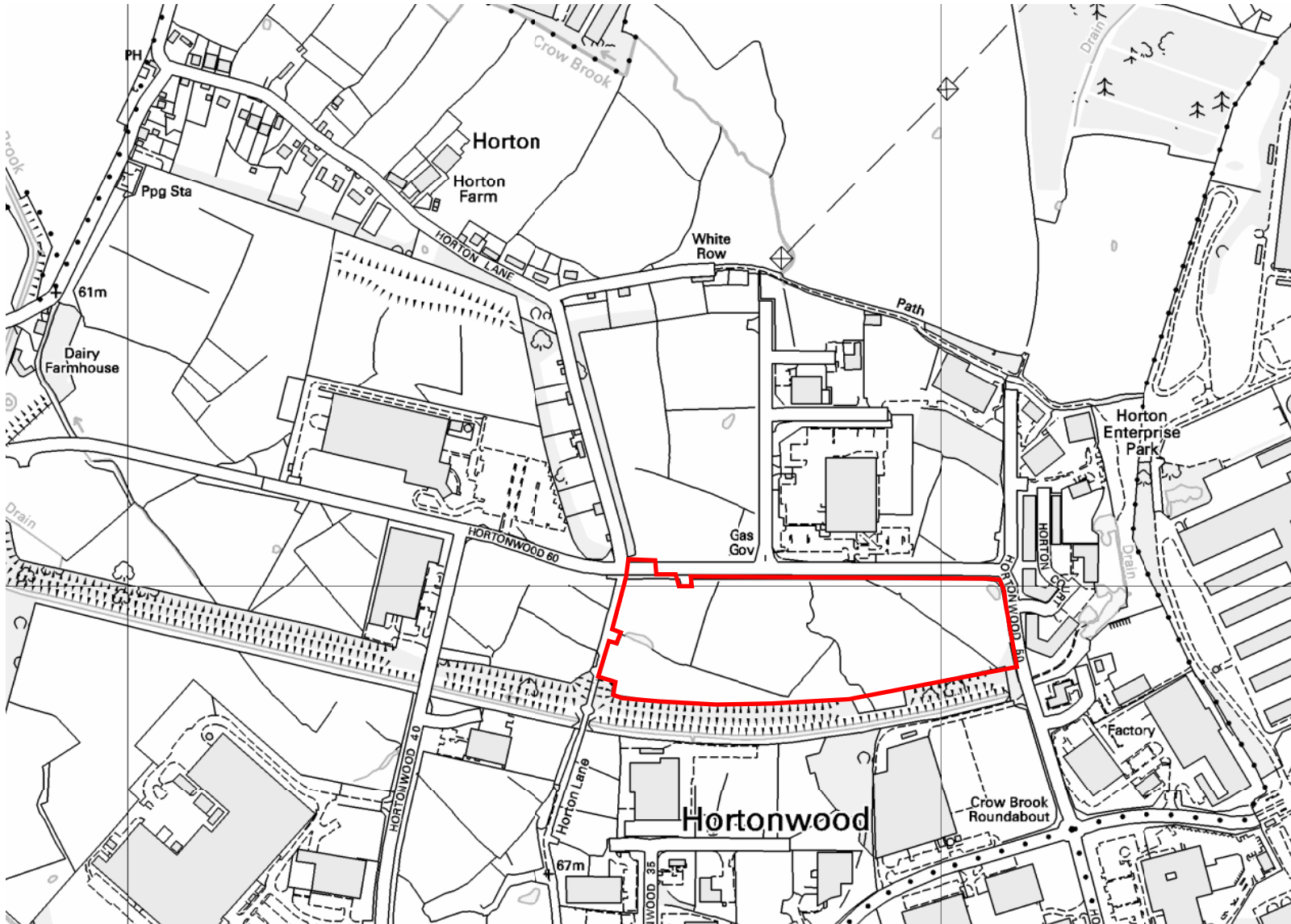
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KEY

The Site



nlp Nathaniel Lichfield and Partners

Project Telford Waste Management
Alternative Sites Appraisal

Title **Site Location Plan**
Land to south east of
Hortonwood 60

Client Telford & Wrekin Council

Date September 2009

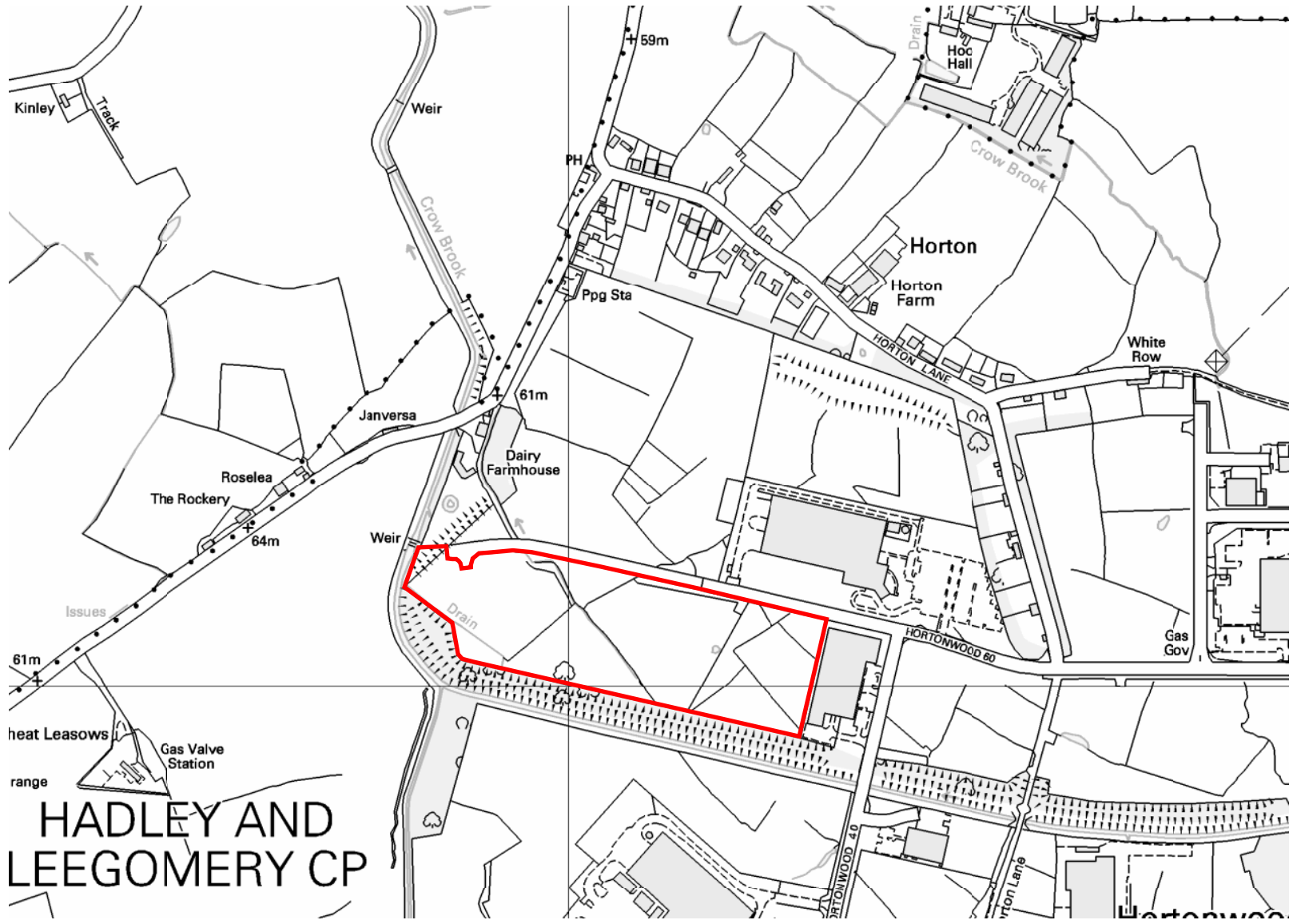
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HADLEY AND LEEGOMERY CP

KEY

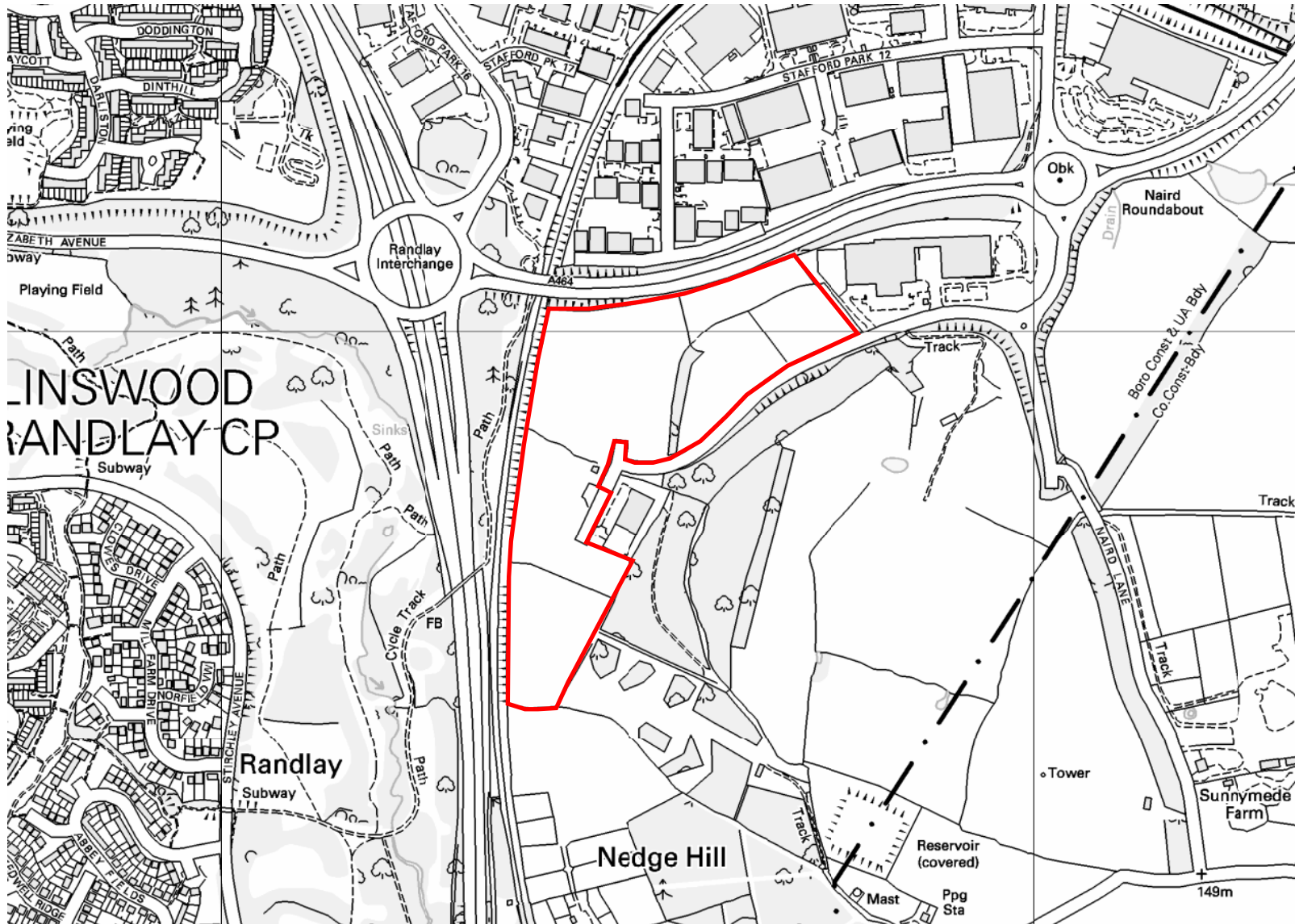
The Site



Project	Telford Waste Management Alternative Sites Appraisal
Title	Site Location Plan Land to south west of Hortonwood 60
Client	Telford & Wrekin Council
Date	September 2009
Scale	1:7500 @ A4
Drawn by	IJ
Drg. No	IL40701-07



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KEY

The Site

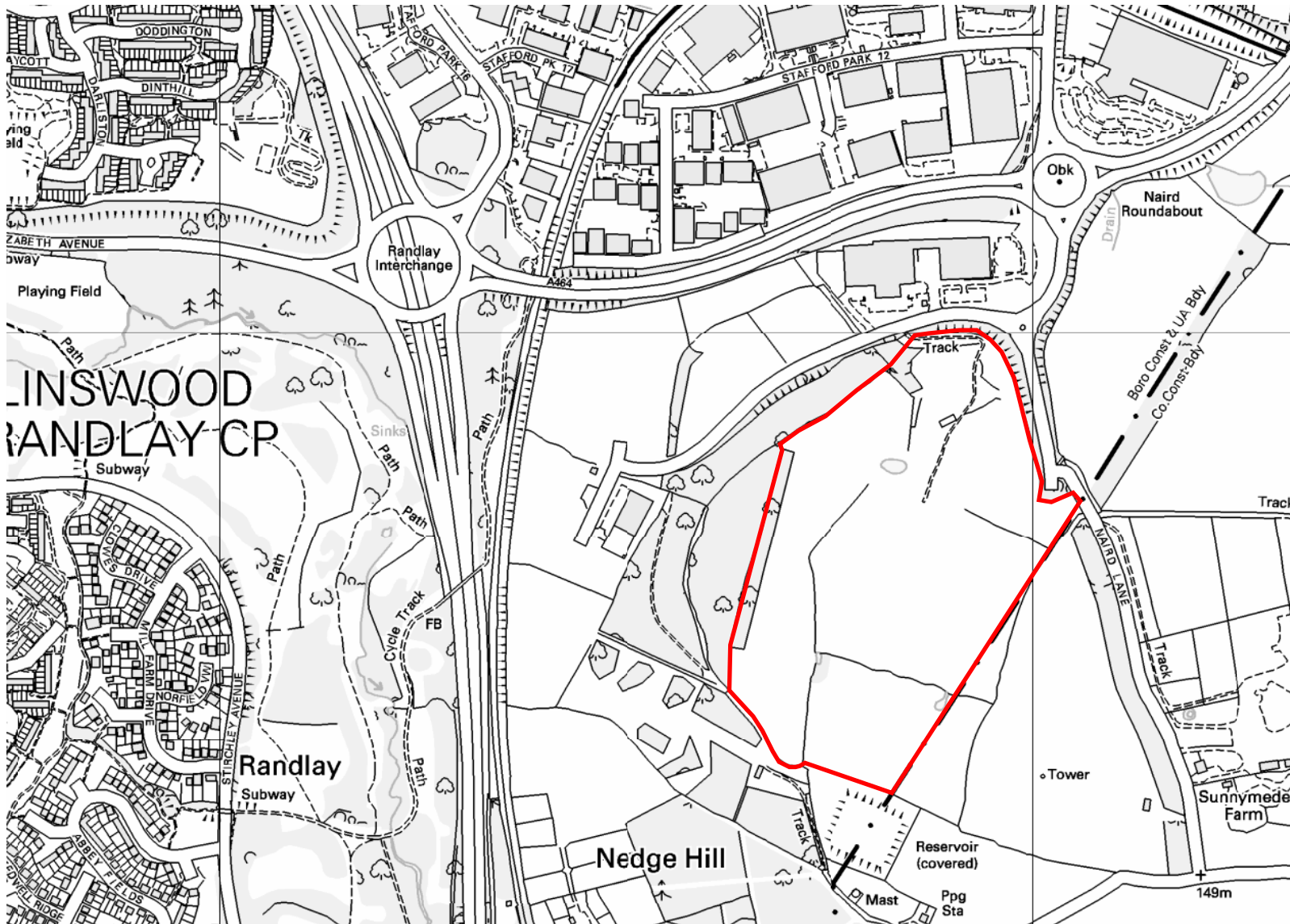


nlp Nathaniel Lichfield and Partners

Project	Telford Waste Management Alternative Sites Appraisal
Title	Site Location Plan Land to south of A464
Client	Telford & Wrekin Council
Date	September 2009
Scale	1:7500 @ A4
Drawn by	IJ
Drg. No	IL40701-12



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KEY

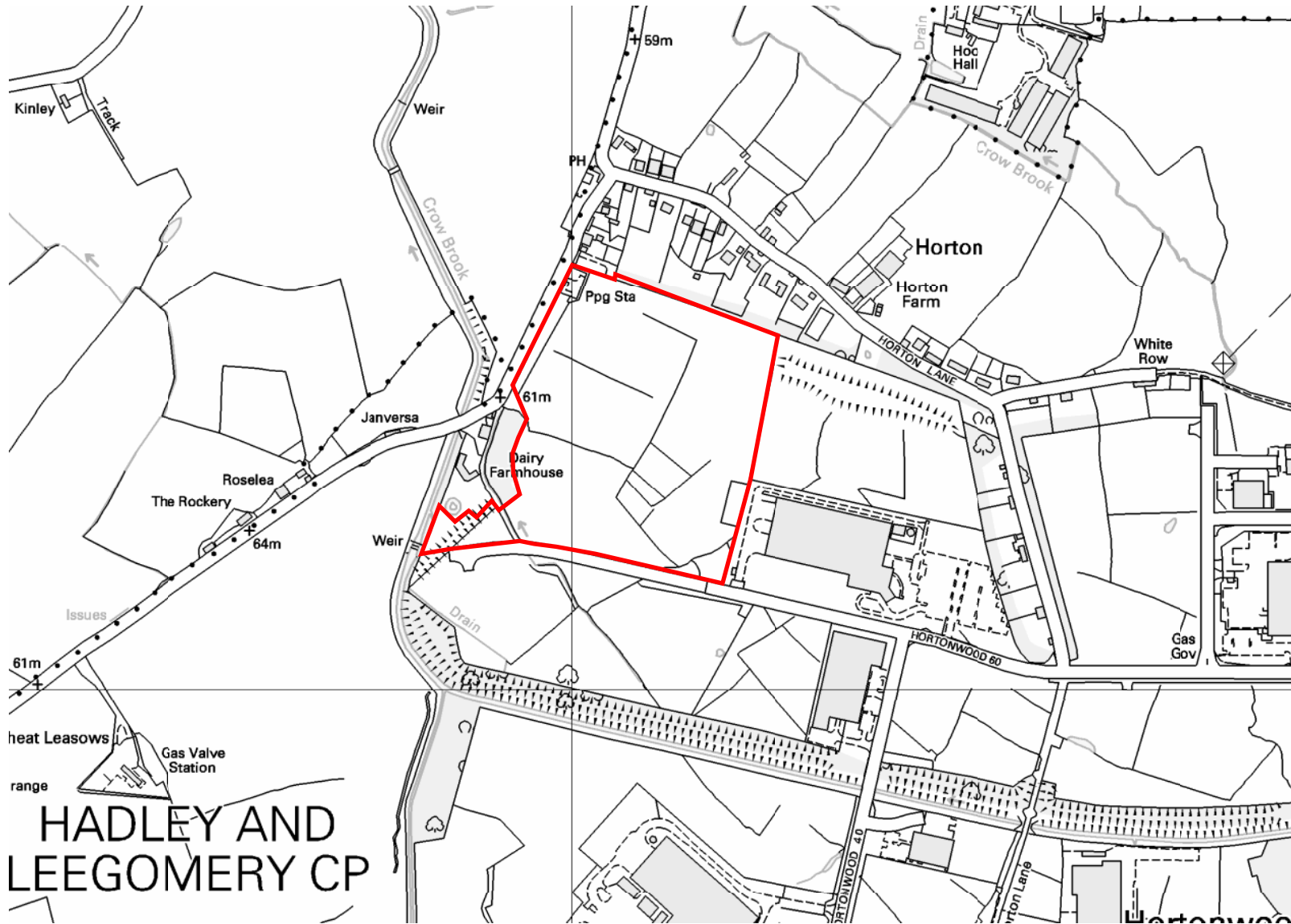
The Site



Project	Telford Waste Management Alternative Sites Appraisal
Title	Site Location Plan Land to west of Naird Lane
Client	Telford & Wrekin Council
Date	September 2009
Scale	1:7500 @ A4
Drawn by	IJ
Drwg. No	IL40701-15



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HADLEY AND LEEGOMERY CP

KEY

The Site



Project	Telford Waste Management Alternative Sites Appraisal
Title	Site Location Plan Land to north of Hortonwood 60
Client	Telford & Wrekin Council
Date	September 2009
Scale	1:7500 @ A4
Drawn by	IJ
Drwg. No	IL40701-08



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Appendix E4 Plan of Stage 4 Assessment
Site Locations