

CASE STUDY

SHIPLEY QUARRY PLANNING & ENVIRONMENTAL IMPACT ASSESSMENT

CLIENT: CONFIDENTIAL

LOCATION: SHROPSHIRE, ENGLAND

HIGHLIGHTS:

- **Planning Consultancy**
- **Environmental Impact Assessment (EIA)**
- **Quarry Development & Restoration**

CONTEXT

A major minerals development was proposed at Shipley Quarry, involving the phased extraction of approximately 3.5 million tonnes of sand and gravel, construction of mineral processing infrastructure, and progressive restoration of the site over a 17-year period. The scale of the development classified it as Schedule 1 Environmental Impact Assessment (EIA) development, requiring a comprehensive Environmental Statement and robust planning justification.

Arthian acted as lead planning consultant, EIA coordinator and agent, delivering a coordinated approach that integrated planning, environmental assessment and stakeholder engagement throughout the project lifecycle.

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The project presented several key challenges:

- Securing planning permission for a large-scale minerals development with complex environmental considerations
- Managing a comprehensive Schedule 1 EIA process and multidisciplinary assessment programme
- Integrating environmental constraints and mitigation into the evolving site design
- Demonstrating long-term environmental, social and economic benefits
- Developing a sustainable restoration strategy capable of delivering biodiversity and landscape enhancements

THE SOLUTION

Arthian led the planning and environmental assessment strategy from project inception through to planning application submission, ensuring a proportionate and robust approach to all regulatory requirements.
Key elements of the commission included:

- Confirming the development as Schedule 1 EIA development and preparing the formal Scoping Request
- Reviewing the Scoping Opinion and refining the assessment scope to focus on likely significant environmental effects
- Defining development parameters for mineral extraction, processing infrastructure, lagoons, haul roads and access arrangements
- Leading an iterative design process that embedded environmental considerations into site layout, phasing and operational design
- Coordinating multidisciplinary specialists undertaking assessments across air quality, noise, ecology, landscape and visual impact, transport, agriculture and soils, hydrogeology, hydrology, cultural heritage and socio-economics
- Managing the preparation of a comprehensive Environmental Statement comprising Technical Chapters, Figures and Appendices, and a Non-Technical Summary
- Assessing direct, indirect and cumulative environmental effects and identifying appropriate mitigation measures

- Evaluating reasonable alternatives, including alternative extraction scenarios and the do-nothing option, to support the selected development strategy
- Supporting stakeholder and community consultation activities and incorporating feedback into the evolving scheme
- Coordinating the planning application package, including the Planning Statement, Environmental Statement, technical reports, drawings and phasing plans
- Developing a comprehensive restoration and aftercare strategy integrating agricultural reinstatement with species-rich grassland, woodland and wetland habitat creation

The Environmental Statement demonstrated that, with embedded and additional mitigation measures in place, the proposed development would not result in significant residual adverse environmental effects.

OUTCOME

Arthian successfully delivered a robust and policy-compliant planning application supported by a proportionate and defensible Environmental Statement.

The project demonstrated that environmental impacts could be effectively avoided, reduced or mitigated through careful design development and assessment, while also providing significant long-term environmental and socio-economic benefits.

Key outcomes included:

- Delivery of a comprehensive Schedule 1 EIA and Environmental Statement
- Successful coordination of a wide-ranging multidisciplinary consultant team
- Clear demonstration of environmental acceptability and policy compliance
- Integration of mitigation measures directly into the development design
- Creation of a restoration strategy delivering biodiversity enhancement and long-term landscape benefits
- Submission of a clear, accessible and robust planning application package to support informed decision-making