

Annex C: Analysis of further submitted sites from additional call for sites round

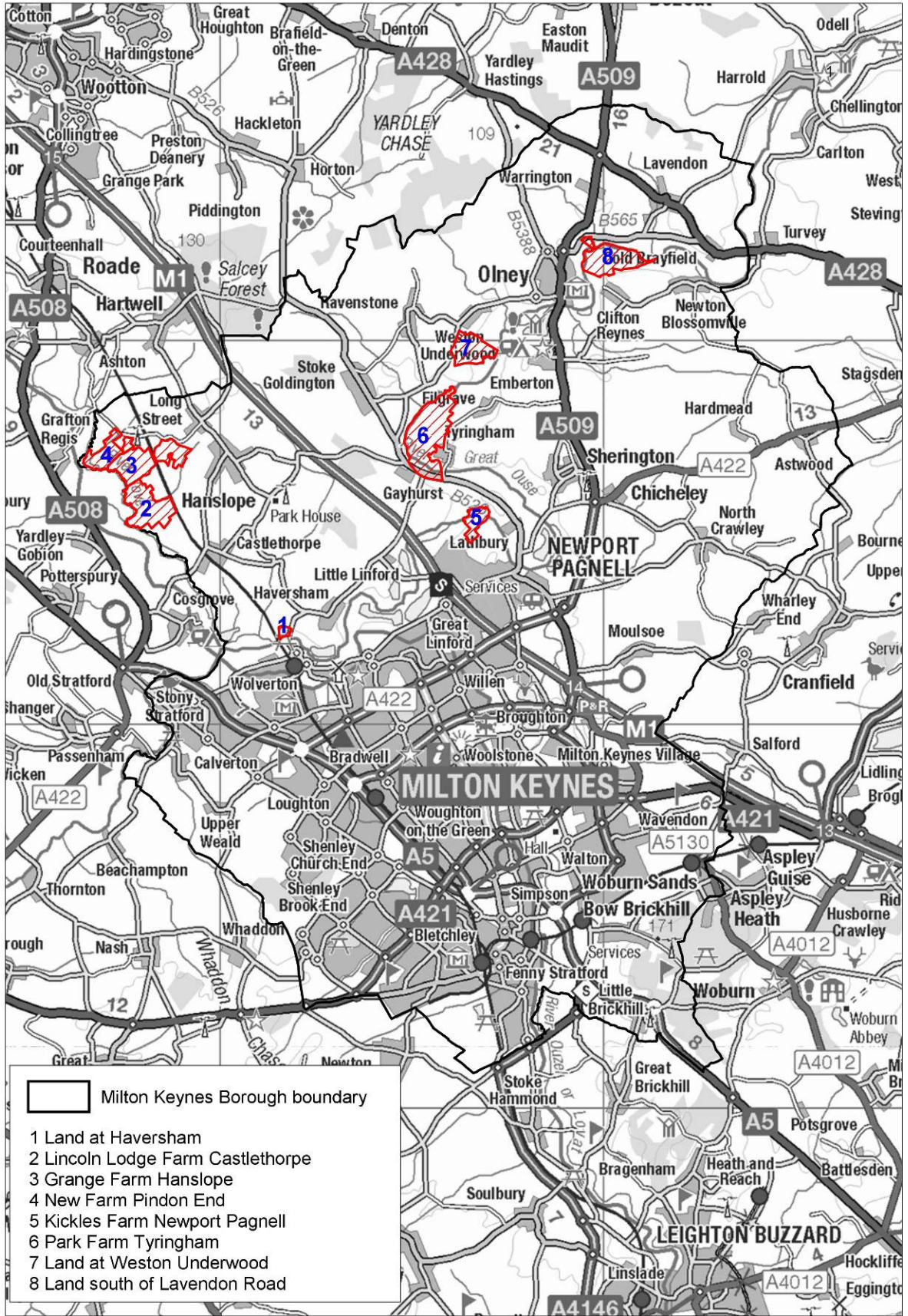
As a result of the Draft Plan consultation, during which several representations were received that indicated concern that other potential sites in the Borough had not been fully explored such as those closer to urban areas, an additional call for sites was undertaken.

Concern was also expressed over the perceived over-concentration of sites to the north of Newport Pagnell (phasing of sites within this area is set out in the Draft Plan to reduce potential for cumulative impacts).

The purpose of the additional call for sites round was therefore to investigate whether there were any additional sites that had not previously come forward for consideration, particularly within the primary areas of focus identified in the Draft Plan spatial strategy. The call for sites process was focussed on those river valley areas where generally suitable sand and gravel resources were considered to be present and landowners in these areas were individually contacted by letter.

As a consequence of this contact, a total of eight sites came forward from landowners, with the majority of located within the secondary areas of focus. The sites are listed below:

- Land south of Lavendon Road
- Land at Weston Underwood
- Land at Haversham
- Lincoln Lodge Farm Castlethorpe
- Kickles Farm Newport Pagnell
- Grange Farm Hanslope
- New Farm Pindon End
- Park Farm Tyringham.



All sites put forward were subject to assessment as per the Site Assessment Methodology (Stage 1: Initial Screening and 2a: Desktop Assessment) and were considered in the context of sites included within the Draft Plan.

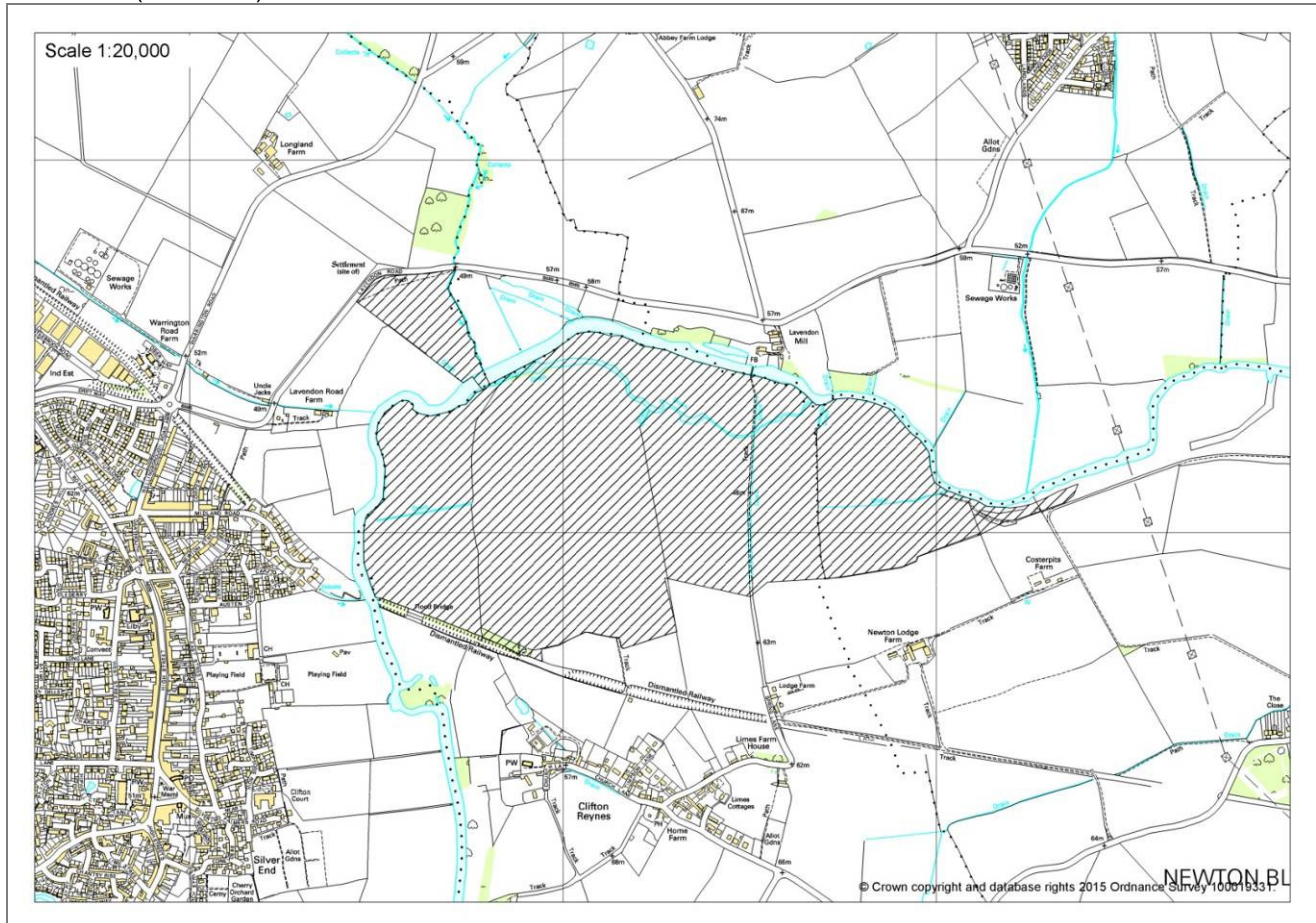
In general sites brought forward were large parcels of land that, whilst within the areas of focus (identified through BGS indicative mineral resource mapping) and likely to contain some mineral resources, site specific information was not available; for example total yield, annual extraction rate, resource quality/characteristics and operational life. In addition no industry interest or support was noted. These factors contribute towards site deliverability. That they were not present in the submissions does not indicate that these sites are inappropriate but it illustrates that these potential sites are not robust enough to displace the existing allocations in the Draft Plan. It should also be noted that the spatial distribution of the sites brought forward also did not in many cases address the perceived over-concentration of sites with several sites being located in proximity to Draft plan allocations. Three sites located in a cluster along the west of the River Tove were put forward but as a new potential extraction area with no history of extraction and with no supporting information submitted there was an uncertainty over these sites particularly when set against the Draft Plan allocations.

In conclusion none of the eight sites brought forward through the additional call for sites round are therefore considered to be more appropriate for inclusion in the plan, or more deliverable, than those previously identified as proposed allocations within the Draft Plan. As such none of the listed sites will be subject to further assessment or taken forward for consultation with the intention that they are included in the Final Draft Plan. The full site assessments will be available in the Site Assessment Technical Appendix.

Site reference: Land south of Lavendon Road

Location: Clifton Reynes Parish and Newton Blossomville Parish, Warrington Parish and Olney.

Area (hectares): 99ha



Site summary:

Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.

Constraints

- Potential adverse impacts on heritage assets, as includes a scheduled monument. Further site investigations would be required to accompany the planning application.
- Site is supported by landowners but no industry interest has been confirmed.
- Site does conform with the spatial strategy but the yield and quality of resource is unknown.

- Site has previously flooded as a section is in the flood plain, and is at risk of future flooding, although sand and gravel is water compatible.
- The size and location of proposal would likely result in significant impacts on the existing landscape. The close proximity of the site to settlements and properties increases the potential for impact on the built environment/townscape.

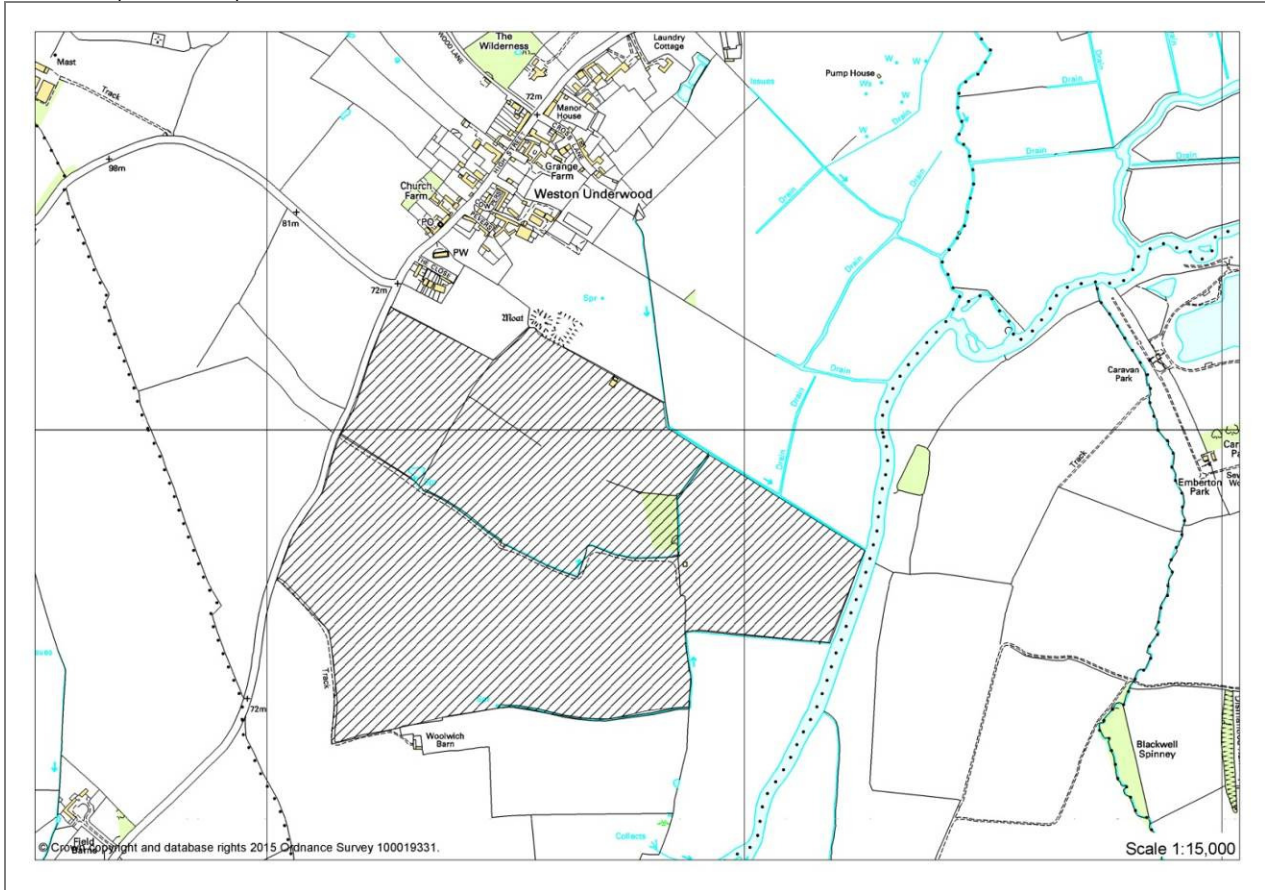
Overall assessment outcome

Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward allocation.

Site reference: Land at Weston Underwood

Location: Weston Underwood Parish

Area (hectares): 68 ha



Site summary:

Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.

Constraints

- Potential adverse impact on heritage assets. Further site specific investigations would be required to accompany the planning application. There is a scheduled monument in close proximity to the site.
- Site is supported by landowners but not industry interest has been confirmed
- Site does conform with the spatial strategy but the site yield and quality of resource is unknown.

- Site is previously flooded as a section is in the floodplain and is at risk of future flooding, although sand and gravel is water compatible.
- The size and location of proposal would likely result in significant impacts on the existing landscape.

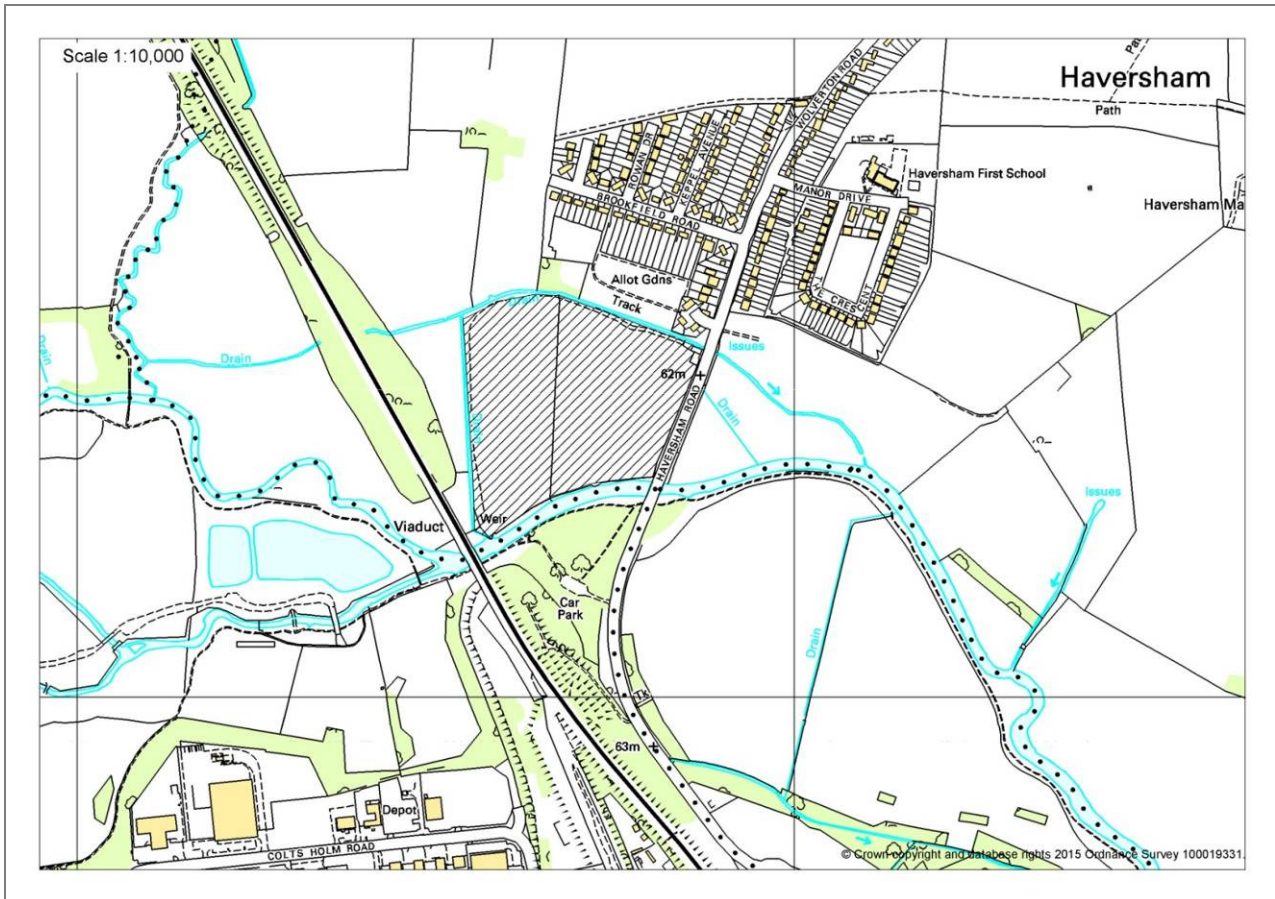
Overall assessment outcome

Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward allocation.

Site reference: Land at Haversham

Location: Haversham- Cum - Little Linford Parish

Area (hectares): 8 ha



Site summary:

Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Potential for creation of jobs on site and the site could contribute towards providing the resources to support the continuation of growth in MK.

Constraints

- Potential adverse impact on heritage assets. Further site specific investigations would be required to accompany the planning application.
- Site is supported by landowners but no industry interest has been confirmed.
- Site does conform with the spatial strategy but the site yield and quality of resource is unknown

- Site has previously flooded as a section is in the floodplain and is at risk of future flooding, although sand and gravel is water compatible.
- Proximity of site to Haversham increases the potential for noise, dust and visual impacts associated with mineral extraction to affect local residents, although mitigation measures could be put in place to limit potential impacts.
- The size of the site, proximity to nearby properties, the listed bridge, and position within the floodplain reduces the scope for significant mitigation within the site.

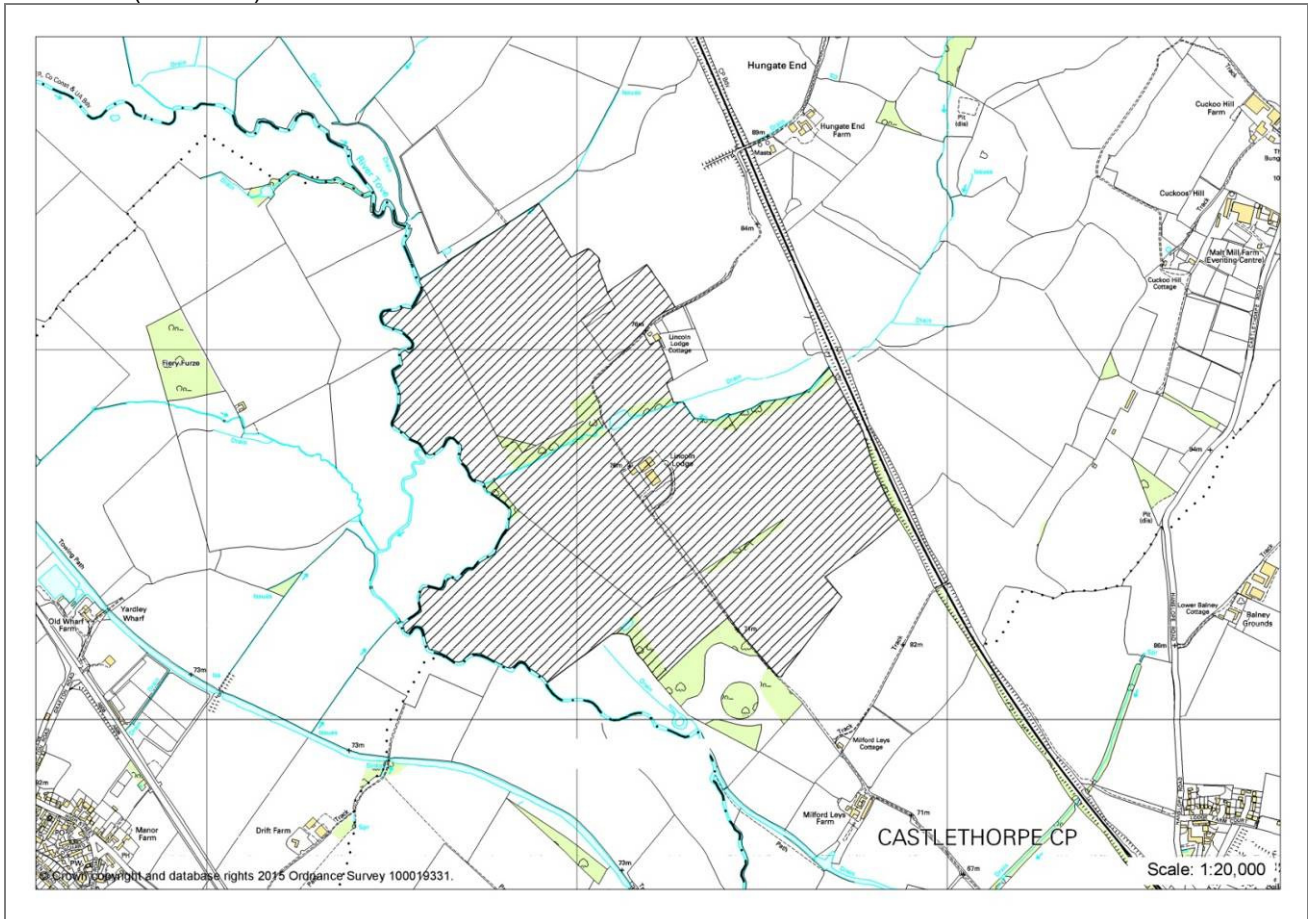
Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward allocation.

Site reference: Lincoln Lodge Farm, Castlethorpe

Location: Castlethorpe Parish

Area (hectares): 103 ha



Site summary:

Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.

Constraints

- Site is supported by landowners but no industry interest has been confirmed.
- Site does conform with the spatial strategy but the site yield and quality of the resources is unknown.
- The site is in relatively close proximity to a number of other potential sites put forward, there is potential for significant cumulative impacts in respect of noise, dust, amenity,

landscape, ecological impact and vehicle movements at nearby receptors if some sites were to be worked at the same time

- Site has previously flooded as a section is in the flood plain, and is at risk of further flooding, although sand and gravel is water compatible development.

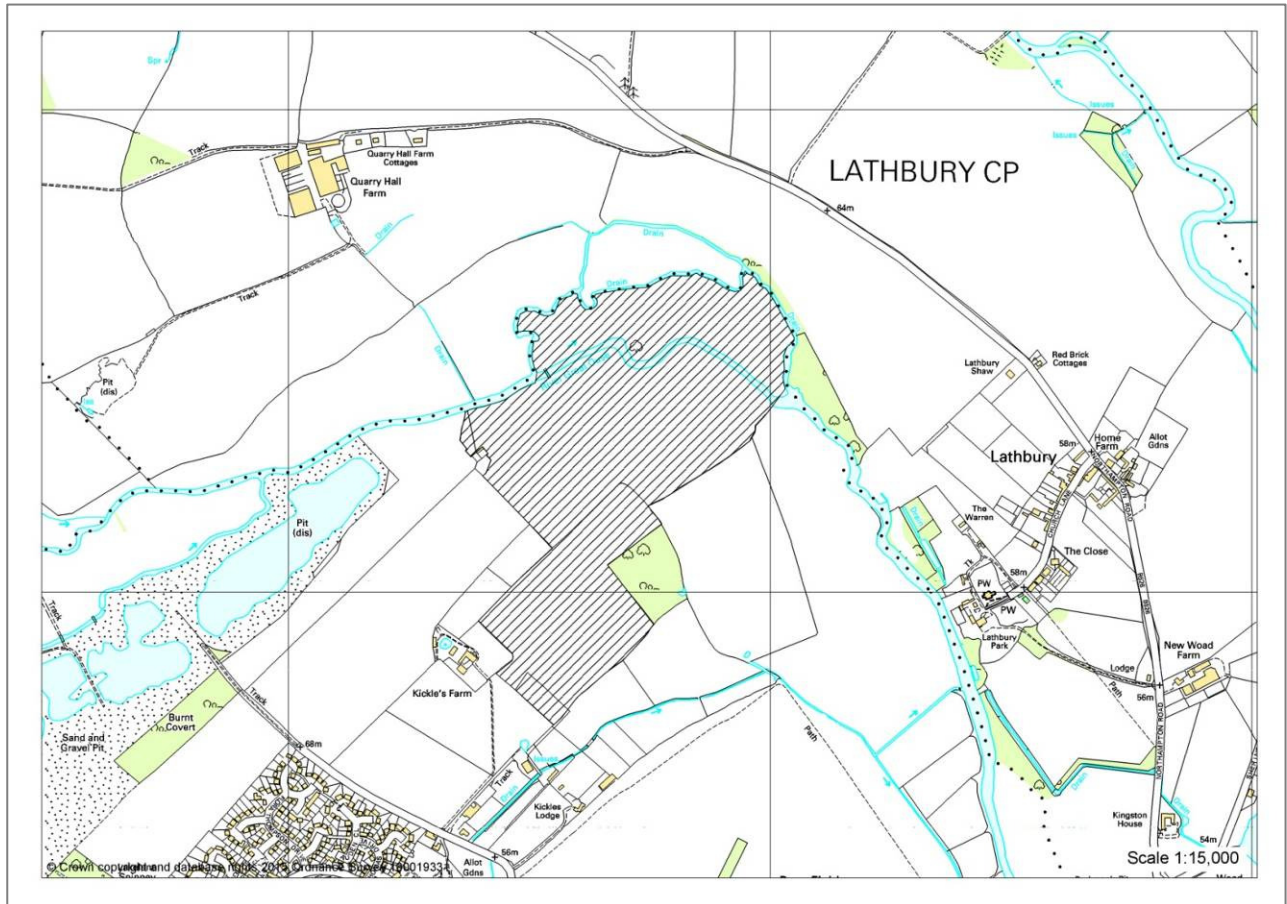
Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward allocation.

Site reference: Kickle's Farm, Newport Pagnell

Location: Newport Pagnell

Area (hectares): 33 ha



Site summary:

Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.

Constraints

- Potential adverse impacts on heritage assets. Further site specific investigation would be required to accompany the planning application. The closest listed building to the site is adjacent to the site and is the Grade II listed Kickle's Farm house.
- The site is adjacent to the Kickle's Pits and Gayhurst Quarry Local Wildlife Site that supports county significant bird populations.

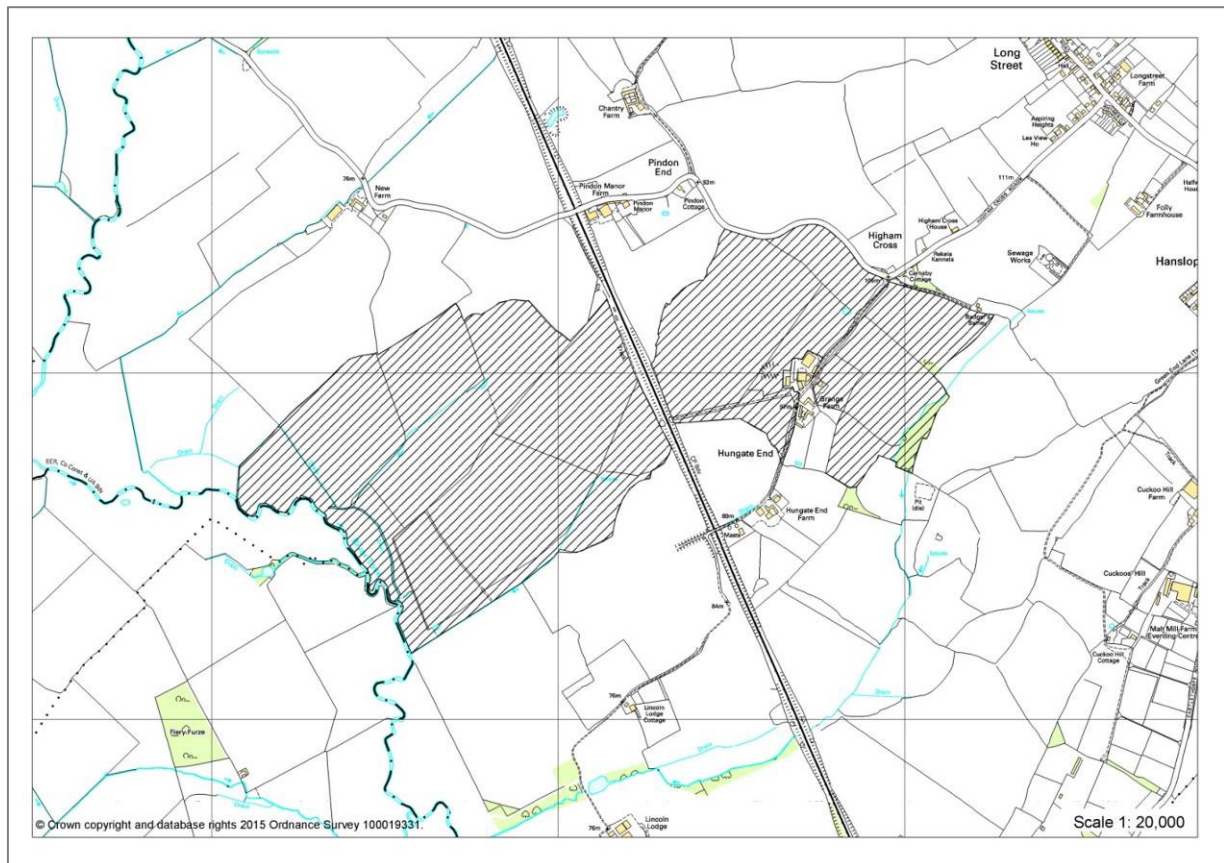
- Site does conform with the spatial strategy but the yield and quality of resource is unknown.
- Site has previously flooded as a section is in the flood plain and is at risk of future flooding, although sand and gravel is water compatible.
- Site is supported by landowners but no industry interest has been confirmed.

Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward as an allocation.

Site reference: Grange Farm, Hanslope

Location: Castlethorpe Parish and Hanslope Parish
Area (hectares): 114 ha



Site summary:

Proposed use

Mineral extraction – Sand and Gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Restoration of the site has the potential to create beneficial outcomes
- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.

Constraints

- Site is supported by landowners, but no industry interest has been confirmed.
- Site does conform with the spatial strategy but the site yield and quality of the resource is unknown.
- The site is in relatively close proximity to a number of other potential sites put forward, there is potential for significant cumulative impacts in respect of noise, dust, amenity,

landscape, ecological impact and vehicle movements at nearby receptors if some sites were to be worked at the same time.

- Potential adverse impacts on Mill Crook Site of Special Scientific Interest which borders the western edge of the western site.
- Site has previously flooded as a section is in the flood plan, and is at risk of future flooding, although sand and gravel is water compatible.

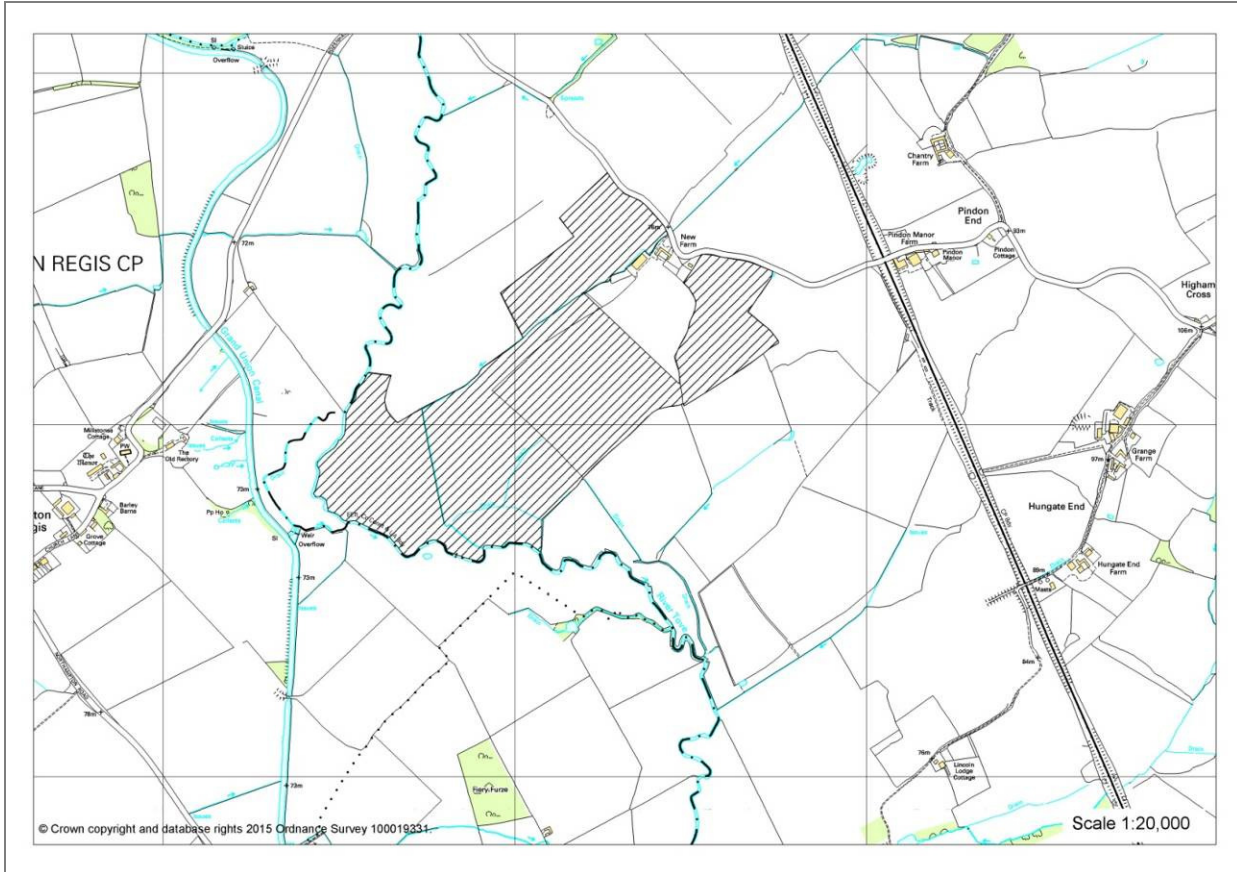
Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown, reducing potential deliverability. Do not take forward allocation.

Site reference: New Farm, Pindon End

Location: Castlethorpe Parish

Area (hectares): 58 ha



Site summary:

Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.
- Restoration of the site has the potential for beneficial outcomes.

Constraints

- Potential adverse impacts nature conservation. Further site specific investigation would be required to accompany the planning application.
- The site is in relatively close proximity to a number of other potential sites put forward, there is potential for significant cumulative impacts in respect of noise, dust, amenity, landscape, ecological impact and vehicle movements, at nearby receptors if some sites were to be worked at the same time.

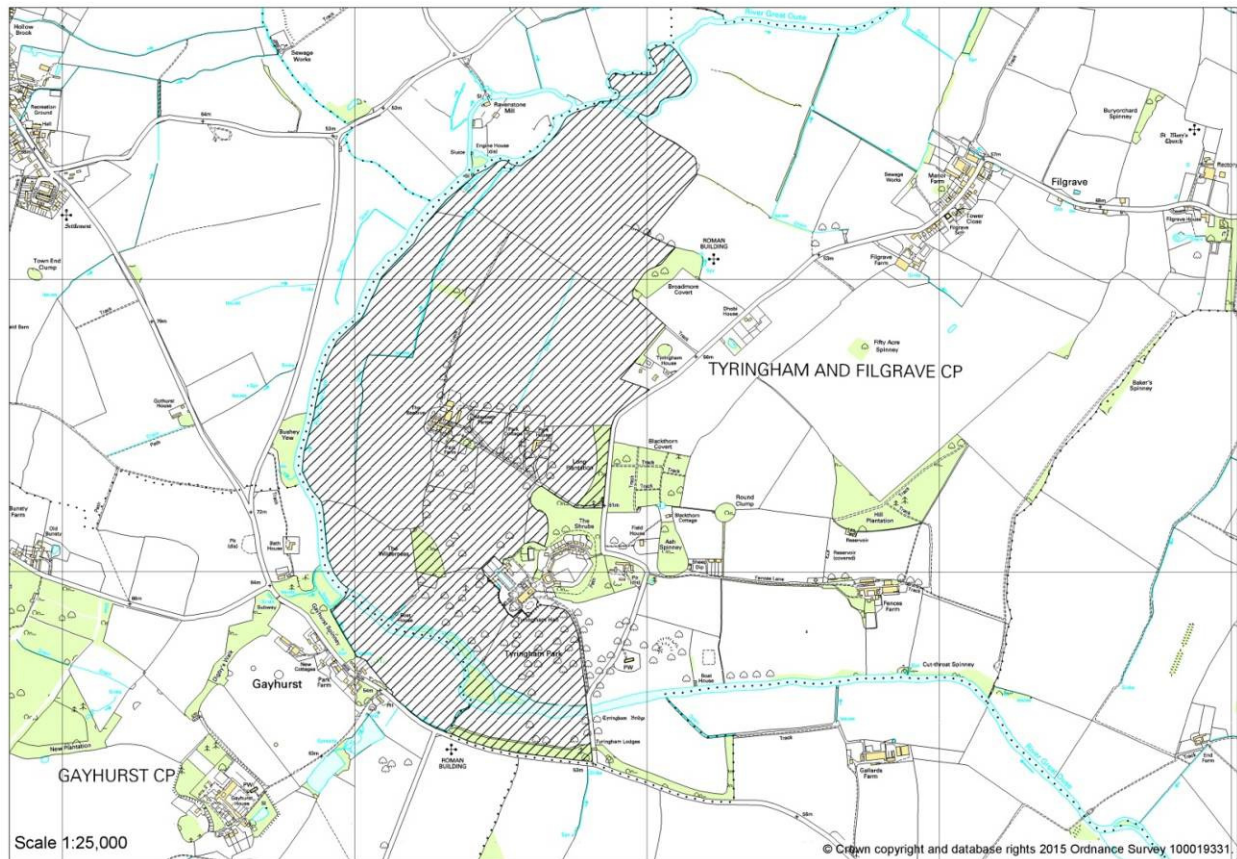
- Site has previously flooded as a section is in the flood plain and is at risk of future flooding, although sand and gravel is water compatible.
- Site does conform with the spatial strategy but the site yield and quality of the resource is unknown.
- Site is supported by landowners but no industry interest has been confirmed.

Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential delivery. Do not take forward as an allocation.

Site reference: Park Farm, Tyringham

Location Tyringham and Filgrave Parish and Gayhurst Parish
Area (hectares): 176 ha



Site summary:

Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Potential for creation of jobs on site and the site could provide the resources to support the continuation of growth in MK.

Constraints

- Site is supported by landowners but no industry interest has been confirmed.
- Site does conform with the spatial strategy but the site yield and quality of resources is unknown.
- Potential adverse impact on heritage assets. Further site specific investigations would be required to accompany the planning application. There are a large number of listed buildings in proximity to the site.

- Site has previously flooded as a section is in the floodplain, and is at risk of future flooding, although sand and gravel is water compatible.

Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward as an allocation.