

APP 02

Application Number: 12/01284/MIN

Minerals

Construction of site access, extraction of sand and gravel, temporary siting of plant and machinery and restoration to agriculture using imported material (inert fill) and in situ overburden and soils (Resubmission of 11/01477/MIN)

AT Land South of Caldecote Farm, Willen Road, Newport Pagnell

FOR Specialist Groundwork Services Construction Ltd

Target: 19th September 2012

Ward: Sherington

Parish: Moulsoe Parish Council

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is farmland located within the open countryside to the south of Newport Pagnell. The land is adjacent to the River Ouzel and the eastern part of the proposed extraction area is within flood zone 2. The River Ouzel and land adjacent is allocated as a Linear Park Extension within the Local Plan proposals map. The application site falls within a Mineral Search Area for sand and gravel deposits. The site also contains archaeological notification areas. A footpath runs north-south across the eastern part of the site. To the north of the application site is Caldecote Farm and the collection of dwellings known as Glenfield. Access to the application site is currently from Caldecote Farm. Also to the north of the site are Caldecote Cottage and Moat Cottage. To the south, adjacent to Willen Road, is a travellers' site. On the opposite side of Willen Road is an existing sand and gravel quarry which is currently undergoing restoration. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.2 The Proposal

This is a minerals application for the extraction of sand and gravel, the importation of inert waste material for infill and restoration to agriculture of an area of agricultural land. Associated with this would be the construction of a site access from Willen Road and temporary siting of plant and machinery. The application site is approximately 12.7 hectares and the application seeks

consent for the extraction of approximately 450,000 tonnes of sand and gravel at an extraction rate of 90,000 tonnes per annum for a period of five years with an additional two years for restoration of the site.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework, March 2012:
Section 11: Conserving and enhancing the natural environment
Section 12: Conserving and enhancing the historic environment
Section 13: Facilitating the sustainable use of minerals

Technical Guidance to the National Planning Policy Framework, March 2012

National and Regional Guidelines for Aggregates Provision in England, 2005-2020

2.2 Local Policy

Minerals Local Plan 2001-2011 (saved policies)

MLP1: Allocations
MLP2: Area of Search
MLP7: Matters to be Resolved
MLP8: Information Required
MLP9: Restoration and Aftercare
MLP10: Ancillary Mineral Development
MLP13: Transport

Core Strategy (emerging policies)

CS20: The Historic and Natural Environment
CS21: Minerals

Adopted Milton Keynes Local Plan 2001-2011 (saved policies)

S1: General Principles
S10: Open Countryside
S12: Linear Parks
D1: Impact of Development Proposals on Locality
D8: Temporary Buildings
HE1: Protection of Archaeological Sites
NE2: Protected Species
NE3: Biodiversity and Geological Enhancement
NE4: Conserving and Enhancing Landscape Character
T3: Pedestrians and Cyclists
T10: Traffic

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

- 3.1 1. The principle of the extraction of sand and gravel.
2. The acceptability of the proposed scheme of restoration.
3. The impact on the landscape and ecology.
4. The impact on the amenity of neighbouring residential occupiers.
5. The impact on the highway.
6. The impact on flood risk.
7. The impact on archaeology.
8. The impact on public rights of way.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that permission be granted subject to the conditions set out at the end of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

5.1 The Principle of the Development

Minerals can only be worked where they naturally occur and therefore extraction sites are limited. Although working often takes place over a long period of time, it should not be regarded as a permanent land use. Working often has adverse effects; all costs and benefits need to be considered and adverse environmental impacts mitigated or controlled during the process of extraction. When work stops at a site the land requires treatment to make it suitable for beneficial after-use and to avoid dereliction.

- 5.2 The objectives for sustainable development for minerals planning include: to conserve minerals as far as possible, whilst ensuring an adequate supply to met needs; to ensure that the environmental impacts caused by minerals operations and the transport of minerals are kept, as far as possible, to an acceptable minimum; to encourage sensitive working, restoration and aftercare practices so as to preserve or enhance the overall quality of the environment; and to protect areas of designated landscape or nature conservation value from development.

- 5.3 Around 650 hectares have been worked for minerals in the Council Area; there are now limited areas identified which could be worked. Bringing forward areas of mineral extraction outside of areas of attractive landscape is substantially preferable to working areas within areas of attractive landscape. New sites should be based on the objective of the protection of the Area of Attractive Landscape and the need in respect of fulfilling the sub-regional requirement. The proposals for minerals extraction will be considered having regard to the following criteria: the impact on the environment, natural resources, local amenity or transport impact and the suitability of the restoration proposals and potential after use of the site.

- 5.4 Following the revocation of the South East Plan the Government recommends that authorities continue to plan for the levels of aggregate extraction proposed in the South East Plan Partial Review, unless an alternative apportionment can be justified. For Milton Keynes this would mean a level of aggregate provision more than double the previous adopted target of 0.12 million tonnes per annum (mtpa) to 0.28 mtpa. The supporting text to emerging core strategy policy CS21 considers this level of extraction to be unsustainable and unrealistic for Milton Keynes and therefore work is underway on the viability and sustainability testing for an alternative apportionment.
- 5.5 Planning permission for the extraction of proven economic mineral reserves will be granted only where it is necessary in order to ensure that adequate supplies are available and/or to maintain a landbank of sand and gravel. An area of search provides a guide to the broad locations where extraction might be permitted. MLP2 states that planning permission may be granted for proposals for sand and gravel extraction within an area of search; proposals for extraction within the area of search will be assessed against all other relevant policies (having regard to the impact on the environment, natural resources, local amenity, traffic and the suitability of the restoration proposals and the potential after use of the site) and are necessary to meet an essential need which cannot be satisfactorily met by other means. MLP2 provides flexibility for sites to come forward after the plan period. The NPPF requires Mineral Planning Authorities to make provision for the maintenance of at least 7 years for sand and gravel.
- 5.6 The application site is not specifically allocated for minerals development; however, it does fall within the Sand and Gravel Deposits designation which relates to the Area of Search Policy MLP2. This policy allows for sites to come forward (further to those that were allocated in the plan) after the plan period when the permitted reserves would have been exhausted. MLP2 also raises the issue of need, and in accordance with the NPPF, it is intended that all Minerals Planning Authorities hold a landbank of seven years of permitted reserves. Milton Keynes is now getting to the point where the existing permitted sites are reaching the end of their operations and our landbank of permitted reserves is significantly lower than the seven years that the NPPF requires. The Council will be looking to allocate additional sites for extraction through a new minerals local plan; however, this application is running ahead of that process.
- 5.7 The site is within the Area of Search, as an area of known (or at least inferred) resource. The majority of the Area of Search designation is largely concurrent with the Area of Attractive Landscape designation, due to the riverine nature of sand and gravel deposits in the Borough. However, this application site is one of the only locations within the Area of Search that is not also within the Area of Attractive Landscape. Therefore, the principle of mineral extraction on this site is acceptable and would support the requirement to maintain a landbank of seven years worth of permitted reserves. However, the proposal must be considered in terms of acceptability of the proposed restoration and aftercare proposals and the impact on

residential amenity, the landscape and ecology, highways, flood risk and archaeology.

5.8 Restoration and Aftercare Proposals

Restoration and aftercare are an important part of any proposal for mineral extraction and in particular the proposed after use. Where land has been used for mineral extraction, the site should be restored back up to ground levels using the original overburden where possible. The filling by waste of void created by mineral working is supported where this will allow sites to be returned to a productive use without creating overriding environmental problems. Restoration of agricultural land needs to be to a high standard at least equivalent to its original grade within a reasonable period. The restoration needs to provide adequate surface water run-off and satisfactory integration with adjoining landscape. Consideration should be given to the effect of excavation and restoration, including the final landform, on the water table, the stability of surrounding land, water resources (including rivers, lakes and canals), the means of water supply and drainage. Also, the need to protect watercourses, aquifers and nearby land-uses from pollution and gas mitigation where excavated sites are to be infilled with waste materials.

- 5.9 Once the works have been restored the site should be subject to a 5-year aftercare period to allow the site to be brought to a satisfactory standard. The ultimate aim of restoration and aftercare proposals should be for the land to be brought to a standard whereby it does not have to be treated differently from undisturbed land. Planning conditions can be imposed to require progressive restoration, such as restricting a phase of mineral extraction until a certain phase has been restored.
- 5.10 Permission for ancillary mineral development (i.e. storage, reception, processing/treatment equipment, buildings and areas required for administration or servicing of a minerals facility, and construction of a haul road) should be limited to the duration of the main workings and conditions should require the removal of ancillary mineral development in association with the cessation of working and the restoration of the site.
- 5.11 The proposal is to restore the site to agricultural use with topography returned to its pre-extraction state. The land is currently of agricultural grade 3 and the proposal is to restore it to this grade. The overburden and soils are to be stored on site during extraction and following the fill of the extraction site with inert waste material the overburden and soils are to be replaced. The strengthening of the existing hedgerows and a requirement to increase biodiversity on the site could be controlled by conditions. In principle the proposed restoration scheme is considered acceptable and it is considered that full details and the implementation of the restoration and after care of the site, including the suitable handling of soils, can be controlled by conditions.

5.12 Landscape and Ecology

The impact on landscape and ecology should be considered in terms of the impact during the extraction and infilling phases and also the completed restoration of the site. The extraction of sand and gravel is a temporary activity and therefore subject to an appropriate restoration scheme and appropriate screening during operations it should not have significant impact on the landscape. The site is fairly level and during the extraction and infilling phases it is proposed to screen the site using bunds formed from soil stores. In addition, the existing perimeter hedgerow would provide some screening (although this would be reduced during winter months). The proposal would have a detrimental impact on the landscape during the extraction, infilling and restoration of the site. The impact would be mitigated by the use of bunds and the perimeter hedgerow. However, there would still be an adverse impact during the operational stage. Weighing this impact against the need for the site to provide sand and gravel and also the temporary nature of the impact it is considered that the impact would not be significant enough to warrant a refusal of permission.

5.13 The impact on the ecology of the site has been assessed by the Council's Countryside Officer and also Beds, Bucks and Oxen Wildlife Trust and, subject to the recommendations contained within the submitted Ecological Assessment being adhered to, it is considered that the proposal would not have a significant detrimental impact on ecology including protected species.

5.14 The restoration proposals are to return the land to agricultural use and the proposal to restore the site to original ground levels would align with the landscape character that exists in this area. The proposals are weak in terms of biodiversity; however, it is considered that improvements to biodiversity can be obtained by the imposition of suitable conditions and it is therefore considered that this would not warrant a refusal of permission. The proposed restoration of the site to agricultural use and to original ground levels is considered compatible with the proposed creation of an extension to the Linear Park system in this area adjacent to the River Ouzel.

5.15 Residential Amenity

MLP7 sets out indicative buffer zone widths to ameliorate nuisance to protect residential areas from the adverse effects of mineral working such as noise, vibration, dust, fumes and visual intrusion. With the use of a landscaped bund with a minimum height of 5 metres the buffer zone widths are 100m for mineral extraction only and 300m for gravel processing plant and for open land 200m for mineral extraction only and 400m for gravel processing plant. The Technical Guidance to the NPPF states that in some circumstances, new or extended permissions for minerals extraction close to residential property may not provide adequate protection. In such cases, it may be justified to consider adequate separation distances. Any such distance should be effective but reasonable, taking into account: the nature of the mineral extraction activity (including its duration); the need to avoid undue sterilisation of mineral resources, location and topography; the characteristics of the

various environmental effects likely to arise; and the various amelioration measures that can be applied.

- 5.16 The proposal includes the creation of bunds of between 3m and 5m high. Part of the proposed extraction site would fall within the buffer zone. However, the submitted noise assessment has been assessed as acceptable and subject to conditions no objection has been made by the relevant officer (please see paragraph A3.10 below). In addition, the potential impact on air quality has been assessed by the relevant officer (please see paragraphs A3.6 – A3.9 below). Extraction of sand and gravel will not give rise to significant dust emissions and the screening of extracted material is a wet process. Soil and overburden stripping and storage activities are likely to have the greatest potential for dust emissions; however, these activities are short lived and infrequent provided double handling is avoided and mounds or bunds are left in place until needed for restoration purposes.
- 5.17 The proposal would have a detrimental impact during the extraction, infilling and restoration phases and this would be greatest during soil and overburden stripping and storage activities including the construction of the bunds. This impact would be greater than that caused at the existing extraction site on the opposite side of Willen Road and would extend quarry operations within the area. Giving weight to the need to avoid undue sterilisation of mineral resources, location and topography, the characteristics of the various environmental effects likely to arise, and the various amelioration measures that can be applied it is considered that, subject to suitable restrictions and controls on the operations imposed by conditions, whilst the proposal would have a detrimental impact on residential amenity it would be of a temporary nature and would not be significant enough to warrant a refusal of permission.

5.18 **Traffic and Highway Safety**

The rate of extraction will be slightly higher to that of the already worked site on the opposite side of Willen Road. The site is well located in terms of access to the strategic road network. The proposal would result in 54 lorry movements in and 54 lorry movements out per day with movements occurring throughout the working day. In terms of total hourly traffic flow on Willen Road the proposal would be unlikely to exceed a 3% increase. Taking into account that the existing minerals site is currently undergoing restoration, the current proposal could be considered as an extension to the existing quarry. Whilst there would a slight increase in traffic generation the impact would not be significant enough to warrant a refusal. The proposal would also generate traffic from employees on site (approximately 10 employees); the level of traffic generation from employees would not be significant. Subject to conditions restricting the number of lorry movements per day, requiring wheel washing and also the new access it is considered that the proposal would not have a significant detrimental impact on traffic and highway safety.

5.19 Hydrogeology and Flood Risk

The majority of the extraction area is within flood zone 1; however, the eastern part of the extraction area is within flood zone 2. There will be no development, including raising of ground levels, within 9m of an Internal Drainage Board controlled watercourse. The Environment Agency has not raised an objection to the proposal as long as a condition is imposed regarding flood risk (please see paragraph A3.21 below). Subject to the imposition of this condition the proposal is considered acceptable in terms of flood risk.

- 5.20 The proposal includes dewatering of the site. The submitted Environmental Statement and Flood Risk Assessment do not adequately assess the effects of this dewatering on groundwater levels. A hydro-geological risk assessment is required. However, the Environment Agency has raised no objection as long as a condition is imposed regarding a scheme of de-watering, including a hydro-geological risk assessment, to be agreed prior to commencement (please see paragraph A3.21 below). Subject to the imposition of this condition it is considered that the potential impact can be suitable controlled and mitigated.

5.21 Conclusion

The proposal would provide an extraction site for sand and gravel which would support the requirement to maintain a landbank of seven years worth of permitted reserves. The application site is not specifically allocated for minerals development; however, it does fall within the Sand and Gravel Deposits designation which relates to the Area of Search. Significant weight should be given to the need to identify and permit new areas of sand and gravel extraction. Whilst operations on this site would need remediation measures to ensure there are not unacceptable impacts on nearby residential amenity, the use would only be temporary and the proposal to restore the site to original ground levels would align with the landscape character that exists in this area. The proposal would have a detrimental impact on the amenity of neighbouring residential occupiers and this would be in addition to any impact which has been caused from the neighbouring extraction site currently undergoing restoration. The proposed mitigation measures and the imposition of conditions would reduce the impact on neighbouring residential occupiers although the impact would not be completely removed and would be significant during certain phases of the workings such as soil stripping and bund construction. However, it is considered on balance that the impacts would not be significant enough to warrant a refusal of permission.

6.0 CONDITIONS

(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)

2. The mineral to be extracted and removed from the site shall be confined to sand and gravel.

Reason: To specify the mineral to be extracted and sold from the site and to avoid any doubt as to the scope of this permission.

3. No materials shall be deposited on the site other than inert waste.

Reason: To specify the materials to be tipped in the interests of the general amenity of the area.

4. The total amount of sand and gravel leaving the site shall not exceed a level of 90,000 tonnes per calendar year.

Reason: In the interests of highway safety.

5. The development hereby permitted is restricted to the area shown edged red on the 'Site Plan' (drawing number JD/MSE/3108-3 received 2 July 2012). The sand and gravel extraction boundary is restricted to the area shown on the 'Proposed Phasing Plan' (drawing number JD/MSE/3108-5 received 15 November 2012).

Reason: To specify the area for mineral extraction and to avoid doubt as to the scope of this permission.

6. From the commencement of the development to the cessation of the use hereby permitted a copy of the terms of this planning permission including all documents hereby permitted and any documents subsequently approved in accordance with this permission (or amendments approved pursuant to this permission) shall be on site during working hours and held in a location which is readily accessible to any person undertaking development.

Reason: To enable an easy reference and to encourage compliance with the requirements of this permission (so as to ensure the orderly operation and restoration of the site).

7. Prior to the commencement of each phase, the boundary as identified on the 'Proposed Phasing Plan' (drawing number JD/MSE/3108-5 received 15 November 2012), shall be clearly identified by the insertion in the ground of wooden stakes of

minimum one metre height at approximately 20 metre intervals, or by other suitable boundary identification markers or fencing as may be approved in writing by the Mineral Planning Authority.

Reason: To delimit the boundary of mineral extraction operations and ensure the safety of users of the locality.

8. Except in emergencies to maintain safe quarry working (which shall be notified to the Mineral Planning Authority as soon as practicable) or unless the MPA has agreed otherwise in writing:

(a) no operations, other than water pumping, servicing, environmental monitoring, maintenance and testing of plant shall be carried out at the site and no heavy vehicles shall enter or leave the site outside of the following times:

08.00 hours and 17:30 hours Monday to Friday

08.00 hours and 13:00 hours Saturday

(b) No operations, other than those excluded above shall be carried out on bank or public holidays.

Reason: To protect the amenities of local residents.

9. Prior to the commencement of the operations hereby permitted, detailed working program and phasing plans shall be submitted to and approved in writing by the Mineral Planning Authority. The phasing plans shall show the working and restoration of the site over each phase including the direction of soil movement and the location of bunds, soil stores, tree and hedgerow protection, haul roads, settlement lagoons, plant and equipment and mineral stockpiles. The location and retention of the bunds shall take into account the impact on the amenity of neighbouring residential occupiers and root protection areas. The submitted phasing information shall include details of seasonal working and final soil movements. The working and restoration of the site shall be carried out only in accordance with the approved working programme and phasing plans.

Reason: To enable the Mineral Planning Authority to adequately control the development and to minimise its impact on the amenities of the local area.

10. The extraction and infilling operations shall occur in no more than 3 phases at any one time as identified on the 'Proposed Phasing Plan' (drawing number JD/MSE/3108-5 received 15 November 2012).

Reason: To ensure the proper restoration of the site within a reasonable time in a progressive and orderly manner in the interests of local amenity.

11. An annual topographical survey of the site shall be prepared and submitted to the Mineral Planning Authority by 31 October each year, or such date as maybe agreed with the Mineral Planning Authority. The survey shall indicate the areas where extraction has taken place, the locations and volumes of any subsoil topsoil bunds/stores; areas currently being restored; and areas restored and under

management and aftercare.

Reason: To ensure the proper restoration of the site within a reasonable time in a progressive and orderly manner in the interests of local amenity.

12. No part of the development shall commence until such time as the new means of access to Willen Road has been laid out and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Throughout the operation and restoration of the quarry vehicular access and egress to the site shall be via the new means of access to Willen Road only.

Reason: In order to ensure a satisfactory standard of access to the proposed development in the interest of road safety and convenience.

13. Prior to the commencement of the operations hereby permitted, wheel cleaning facilities shall be provided on site with appropriate drainage and thereafter maintained to the satisfaction of the Mineral Planning Authority. No commercial vehicles shall enter the public highway unless their wheels and chassis have been cleansed of mud and other debris by the use of such facilities to the fullest extent reasonably practicable to prevent mud being carried onto the highway.

Reason: In the interests of highway safety and to prevent mud and dust falling on the highway.

14. Upon completion of the restoration operations, the vehicular access and haul route shall be reinstated in accordance with a scheme to be submitted to and agreed in writing by the Mineral Planning Authority.

Reason: To ensure that the site is satisfactorily restored and in the interests of highway safety

15. Heavy Goods Vehicle movements associated with the development shall not exceed 108 per day and no loaded lorries shall leave the site unsheeted.

Reason: In the interests of highway safety and safeguarding the local environment.

16. Prior to the commencement of the operations hereby permitted, details of boundary treatment to safeguard and maintain public rights of way from quarry operations on the site shall be submitted to and approved in writing by the Mineral Planning Authority. The approved boundary treatment and appropriate signs warning members of the public of the presence of the Mineral workings shall be installed and retained for the duration of the working and restoration of the quarry.

Reason: To safeguard the interests of users of the public highway.

17. a) Before mineral extraction operations are commenced in each phase of the development, all available topsoil shall be stripped and stored separately for reinstatement.

(b) Before mineral extraction operations are commenced in each phase of the

development, all available subsoil and overburden shall be stripped and stored for ultimate replacement.

(c) All operations referred to in (a) and (b) of this Condition shall only be undertaken during suitable dry weather conditions.

(d) As soon as is practicable, the stored materials shall be sown with grass seed and subsequently maintained to prevent weed accumulation.

(e) In any event no soil stripping operations should be undertaken during the months November to March inclusive unless otherwise agreed in writing by the Mineral Planning Authority. The Mineral Planning Authority shall be notified in writing 7 working days before any soil stripping operations commence.

Reason: To enable the reinstatement of in-situ soils once extraction has finished.

18. Except as may otherwise agreed in writing by the Mineral Planning Authority, topsoil, subsoil, overburden and the storing of minerals shall be placed at the locations shown on the approved phasing plans.

(a) Topsoil storage shall be confined to bunds not exceeding 3 metres in height formed with minimum of compaction to form stability.

(b) Subsoil shall be confined to bunds not exceeding 5 metres in height formed with minimum of compaction to form stability.

(c) The stored materials shall be sown with grass seed and sprayed with herbicides to prevent weed accumulation.

(d) Mineral stockpiles shall not exceed 6 metres in height.

Reason: To safeguard the visual amenities of the vicinity and enable satisfactory restoration to agricultural use.

19. All stockpiles or stores of minerals, mineral waste, overburden, topsoil or subsoil shall be removed by the last date referred to in Conditions 35 and 36 of this permission and the land restored in accordance with the conditions of this permission.

Reason: To safeguard the visual amenities of the vicinity and enable satisfactory restoration.

20. Soil handling shall take place in accordance with Sheets 1-4 of MAFF's Good Practice Guide for Handling Soils.

Reason: To enable the reinstatement of in-situ soils once extraction has finished.

21. The development hereby permitted shall not be commenced until such time as a scheme of proposed workings has been submitted to, and approved in writing by, the Local Planning Authority.

1. Ensure no raising of ground levels within the floodplain.
2. Ensure all bunding and temporary spoil heaps are located outside of the floodplain
3. Ensure the temporary siting of plant, machinery and essential site buildings are located outside of the flood plain.
4. Ensure identification of safe access and egress route from floodplain areas to an area of safety.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the mineral planning authority.

Reason: This condition is required for the following reasons:

1. To avoid adverse impact on flood storage.
2. To avoid adverse impact on flood flow conveyance and flood storage.
3. To avoid adverse impact of flood flows and floodwater storage, and ensure safe occupation of the site.
4. To reduce the impact of flooding on the proposed works and site occupants.

INFORMATIVE:

It is advised that the applicant register with the Environment Agency's Floodline Warnings Direct service, and take action as necessary upon receipt of a flood warning.

Any works that may restrict or impede flow within an ordinary watercourse such as culverting or diversion, will require application for Flood Defence Consent, under Section 23 of the Land Drainage Act 1991. Such an application should be made to the EA or the IDB, as appropriate.

22. Prior to the commencement of development a scheme to secure de-watering of the site should be submitted to, and approved in writing by, the local planning authority. Any such scheme shall be supported by detailed information within a hydro-geological risk assessment. The scheme shall be fully implemented in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.

Reasons: To protect the water environment.

23. No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that a proper record is produced of any archaeological remains affected by the development pursuant to paragraph 141 of the National Planning Policy Framework

Advisory: A Brief for this work can be provided to the applicant by the Archaeological Officer

24. No development shall take place until a scheme (Dust Management Scheme) for the control and mitigation of dust including the use of water spray facilities and water bowsers in periods of dry weather has been submitted to and approved in writing by the Mineral Planning Authority. The Dust Management Scheme shall be implemented in accordance with the agreed scheme and be complied with at all times.

Reason: To protect the amenities of the locality from the effects of any dust arising from the development.

25. Seven working days notice shall be given in writing to the Mineral Planning Authority of any soil stripping, and bund construction activities including submitting details of the location(s) and duration of such activities.

Reason: To protect the amenities of the local area.

26. The LAeq (60 mins) specific noise levels associated with the development shall not at the nearest noise sensitive properties exceed an increase in 10 dB(A) above the background noise levels agreed by the Mineral Planning Authority. In any circumstance the operational specific noise level shall not exceed 55 dB.

Should the agreed maximum specific noise levels be exceeded the operator shall immediately implement remedial measures to rectify the situation and the Mineral Planning Authority shall be notified in writing of the remedial measures undertaken within TWO DAYS.

If the levels continue to exceed the agreed maximum specific noise level and subsequent written notice is given by the Mineral Planning Authority then all operations on site shall cease within TWO DAYS of such a written notice. No operations shall re-commence on site until a programme of remedial action has been agreed in writing by the Mineral Planning Authority.

Reasons: To ensure that operations on site are carried out so as to minimise the noise disturbance to local residents and to pre-determined levels of noise above which an unreasonable degree of disturbance is being caused.

27. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times, and shall be fitted with and use effective silencers.

Reason: To minimise the adverse impact of noise generated by the operations on the local community.

28. All fixed and mobile buildings, machinery and foundations shall be removed at such time or times as they are no longer required either for the purpose for which they were installed or for the rehabilitation of the site.

Reason: To ensure that the Mineral Planning Authority retains control of the location, erection, appearance and removal of fixed plant, machinery, buildings and foundations in the interests of amenity.

29. All buildings, plant, fixed machinery and other fixed structures (except mobile plant) shall be finished and maintained in materials and colour, or colours, as may be approved in writing by the Mineral Planning Authority.

Reason: To ensure that the Mineral Planning Authority retains control of the location, erection, appearance and removal of fixed plant, machinery, buildings and foundations in the interests of amenity.

30. The development hereby permitted shall be carried out in accordance with all the recommendations contained within section 6.0 of the 'Ecological Assessment, May 2012' (received 2 July 2012).

Reason: To mitigate potential adverse impacts on protected species.

31. Prior to the commencement of the operations hereby permitted, a landscaping and restoration working scheme shall be submitted to and agreed in writing by the Mineral Planning Authority. The scheme shall include details of the different phases of the workings as well as the final restoration of the site. The scheme shall demonstrate the restoration of the site to an equivalent agricultural state, or better, post development and shall demonstrate a net gain in biodiversity including the exploration of the scope to create new habitats on all or part of the site (which may include the creation of species-rich meadow habitats, copses, ponds or habitat mosaics). The submitted information shall include:

(a) soil movements, channel locations and construction, and connection to other phases;

(b) the positions, species and sizes of all existing trees, shrubs and hedgerows to be retained, and the proposals for their protection (in accordance with BS5837 2012 'Trees in relation to construction') throughout the operations;

(c) the positions, species, density and initial sizes of all new trees, shrubs and other planting;

(d) any hard landscaping proposed; the programme of implementation of the scheme;

(e) the arrangements for subsequent maintenance.

The site shall be worked and restored in accordance with the approved scheme. Planting shall be undertaken in the first planting season following restoration of each extraction phase. Any trees or shrubs planted in accordance with the approved scheme which fail within 5 years of planting shall be replaced during the following planting season with others of similar size and species.

Reason: In order to secure the proposed restoration and to improve the appearance and bio-diversity of the site in the interests of visual amenity and nature conservation.

32. Where the land is to be returned to agricultural use:

(a) During suitable weather and ground conditions, all stored overburden and subsoil shall be carefully and evenly replaced. The subsoil layer shall be graded and ripped prior to the final cover of topsoil being replaced and any stones or other materials likely to impede subsequent cultivation shall be picked and buried to a depth of not less than one metre.

The surface shall have an even fall with natural drainage to the perimeter of the site without backfalls or ponding and the levels shall conform to those specified in the Environmental Statement all to the satisfaction of the Mineral Planning Authority.

(b) The topsoil stored in accordance with this permission shall be carefully and evenly re-spread and the restored areas shall be prepared and sown as soon as practicable with an appropriate grass seed mixture to establish a long term ley, all to the satisfaction of the Minerals Planning Authority. The topsoil quality shall conform with the relevant British Standard

(c) In any event, no soil replacement operations should be undertaken during the months October to April inclusive.

Reason: To specify the conditions and timing of soil reinstatement in the interests of proper restoration, so as to return the land to its original agricultural quality.

33. The strategy for agricultural restoration and aftercare as included within the submitted 'Restoration and Aftercare Proposals' (received 2 July 2012) shall be adhered to. This will include such steps, as may be necessary to bring each phase of the land reclaimed to the required standard for use for agriculture which shall be, at least, to the same quality as existed prior to extraction. The strategy shall be subject to review at an annual site meeting. No later than November 30th of each year during the five year aftercare period a detailed programme for aftercare of the restored land shall be submitted to the Minerals Planning Authority. No later than 4 weeks following the annual aftercare meeting a detailed programme, as revised and amended by the Mineral Planning Authority in consultation with DEFRA, shall be submitted to the Mineral Planning Authority.

Reason: To comply with the requirements of Schedule 5 of the Town & Country Planning Act 1990. To ensure that the reclaimed land is correctly husbanded and to bring the land to the standard required for agricultural use and to ensure that the aftercare provisions are revised to take account of any problems identified at the annual aftercare meeting.

34. The post-settlement contours of the restored area shall accord with the submitted 'Topographical Survey' (drawing number JD/MSE/3108-1 received 2 July 2012) or an amended scheme which has been submitted to and approved in writing by the Mineral Planning Authority in association with an approved scheme of restoration.

Reason: To safeguard the environment and visual amenities of the area.

35. Any ditches, fences, hedges, gates, field drains and water courses and supplies disturbed during the mineral extraction and waste disposal operations shall be made good where necessary and any further ditches, fences, hedges, gates, field drains and water courses and supplies shall be provided on restoration for good husbandry, all to the satisfaction of the Minerals Planning Authority.

Reason: To safeguard the visual amenities and agricultural characteristics of the area.

36. In the event of a cessation of winning and working of minerals prior to the achievement of the completion of the approved scheme, which in the opinion of the Minerals Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a revised scheme, to include details of reclamation and aftercare, shall be submitted in writing for approval to the Minerals Planning Authority, within 3 months of the cessation of winning and working. The approved revised scheme shall be fully implemented within 1 year of the written approval unless otherwise agreed in writing with the Minerals Planning Authority.

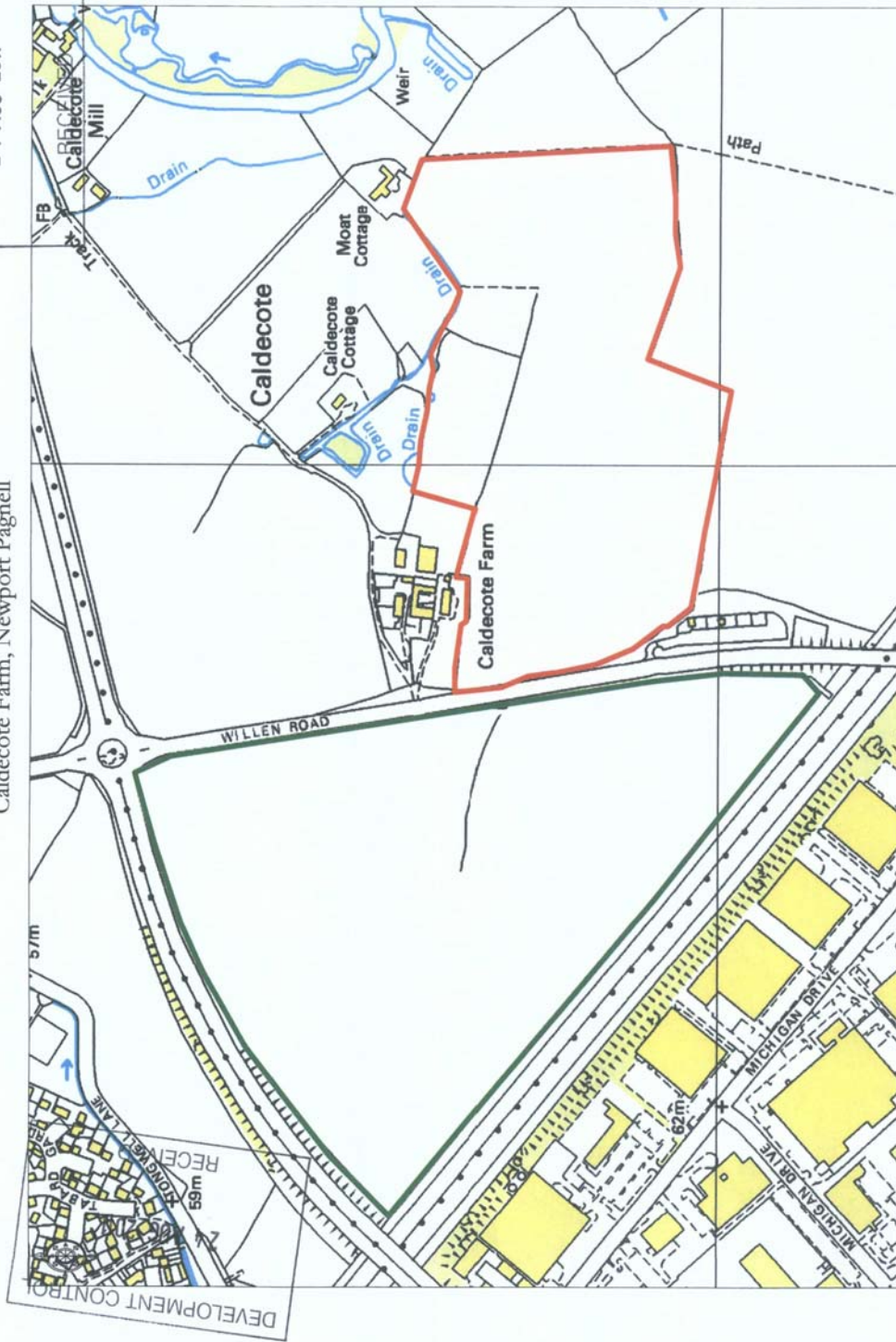
Reason: To enable the Minerals Planning Authority to adequately control the development and to ensure that the land is restored to a condition capable of beneficial use.

37. This permission shall be for a period of 7 years from the date of commencement of work on site, which shall be notified to the Mineral Planning Authority in writing. This period shall include five years of extraction with an additional two years for restoration of the site in accordance with the conditions but excludes aftercare. In the event that no such notification is given within 4 weeks of such commencement, the works shall be deemed to have started on the date of this decision notice. In the event of the use of the site terminating prior to 7 years, full restoration shall be completed in accordance with the conditions within the following six months or such other time as may be agreed in writing by the Mineral Planning Authority.

Reason: To ensure that the restoration of the land is achieved within a reasonable timescale and to enable the Mineral Planning Authority to review the situation in light of altered circumstances and to comply with the requirements of Schedule 5, Part 1 of the Town and Country Planning Act 1990.

24 AUG 2011

Caldecote Farm, Newport Pagnell

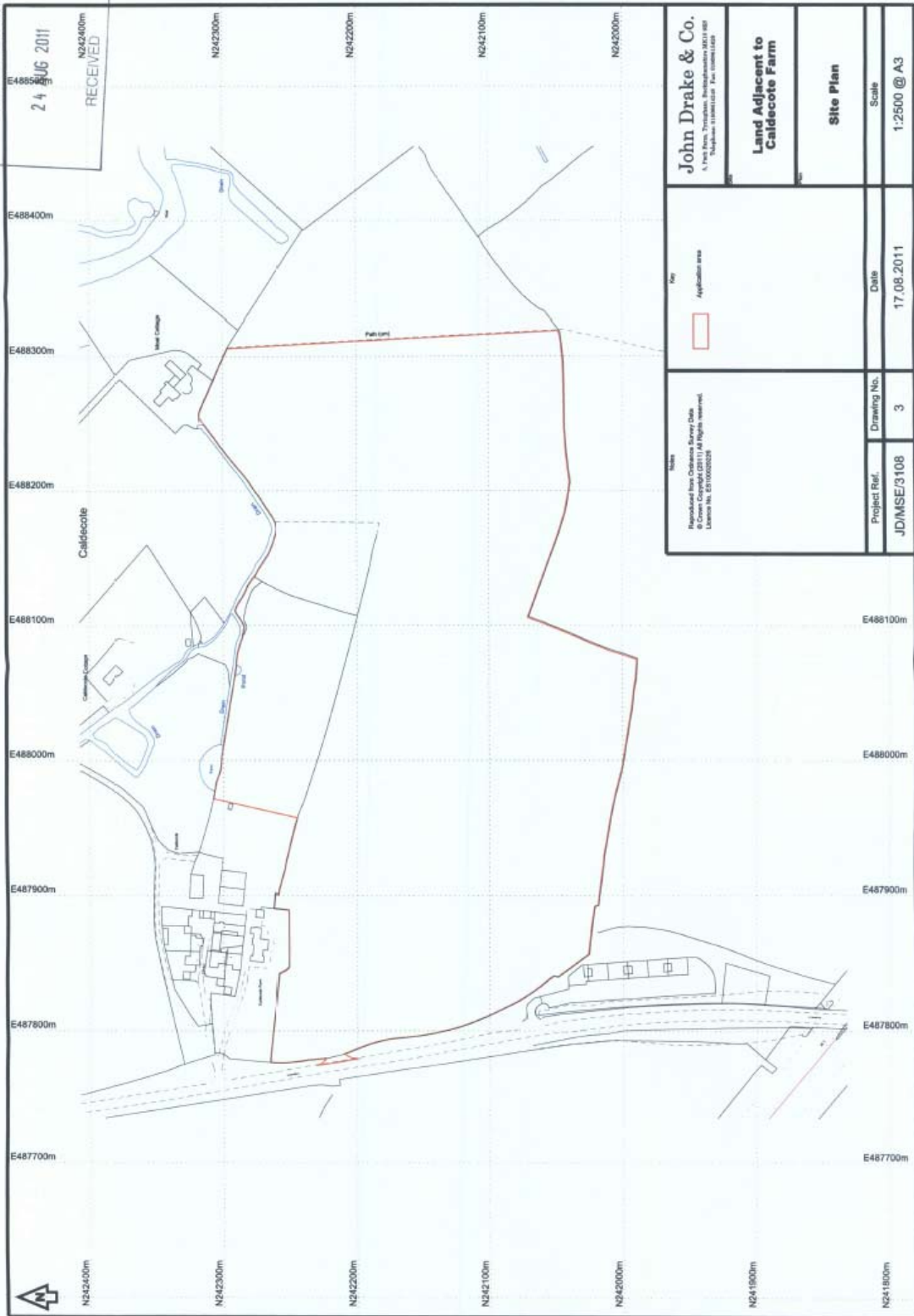


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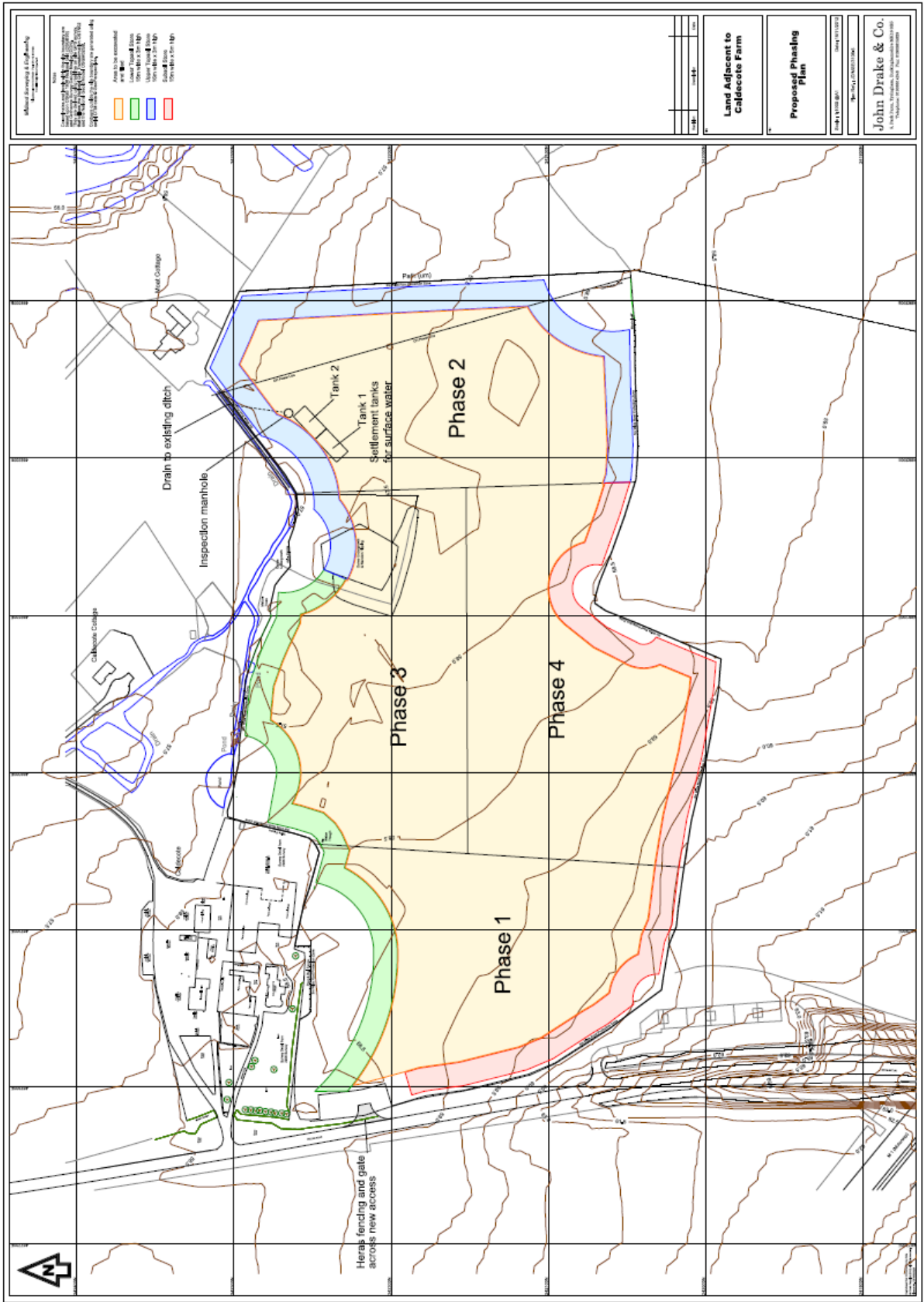


Drawing Number ID/MSE/3108-1J

DEVELOPMENT CONTROL
 24 JUN 2011
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John Drake & Co. <small>A Firm of Chartered Surveyors 10, High Street, Colchester, Essex, CO1 1JF Telephone: 0206 200000 Fax: 0206 200001</small>		Land Adjacent to Caldecote Farm	
Site Plan		Scale 1:2500 @ A3	
Key Application area		Date 17.08.2011	
<small>Registered Firm of Chartered Surveyors No. 27228 Licence No. 25100002028</small>		Drawing No. 3	
Project Ref. JD/MS/3108		Date 17.08.2011	



A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 Application Site

11/01477/MIN

Construction of site access, extraction of sand and gravel, temporary siting of plant and machinery and restoration to agriculture; withdrawn 13.12.2011

A1.2 Land at Caldecote Farm (site on opposite side of Willen Road to application site)

03/00422/MIN

Construction of site access, extraction of sand and gravel, restoration to agriculture using imported inert fill and in situ overburden and soils; permitted 09.07.2003

06/00106/MIN

Modification of Condition 5 of planning permission 03/00422/MIN to change the extraction of sand and gravel and in filling phases; permitted 22.05.2006

06/01096/MIN

Recycling of Aggregates; permitted 22.12.2006

A1.3 Land to the east of Haversham Road, Wolverton

13/00148/MIN

Sand and gravel extraction from land off Haversham Road, New Bradwell with restoration to flood plain meadow and open water; pending consideration

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 Archaeology

The application site includes areas of archaeological notification and the submitted reports clearly indicate that there are a number of areas which contain buried archaeological remains of probable local to regional significance which would be lost were the development to go ahead. However, subject to the imposition of a condition for a programme of archaeological work the proposal would not have a significant adverse impact on archaeology to warrant a refusal.

A2.2 Rights of Way

The existing footpath would run along the eastern boundary of the extraction site and would be separated from the extraction area by a 3m wide protection

zone and a 3m high bund. Subject to a condition for fencing to protect the footpath during operations the proposal would not have a significant impact on rights of way.

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments

Officer Response

A3.1 Development Plans

The Milton Keynes Minerals Local Plan is still extant, and all policies within the plan (with the exception of MLP12) were saved.

Please see paragraph 2.2.

A3.2 The application site is not specifically allocated for minerals development; however, it does fall within the Sand and Gravel Deposits designation which relates to the Area of Search Policy MLP2. This policy allows for sites to come forward (further to those that were allocated in the plan) after the plan period when the permitted reserves would have been exhausted. MLP2 also raises the issue of need, and in accordance with the NPPF, it is intended that all Minerals Planning Authorities hold a landbank of seven years of permitted reserves. Milton Keynes is now getting to the point where the existing permitted sites are reaching the end of their operations and our landbank of permitted reserves is significantly lower than the seven years that the NPPF requires. The Council will be looking to allocate additional sites for extraction through a new minerals local plan; however, this application is running ahead of that process and needs to be considered in accordance with the policies in the existing Minerals Local Plan and the NPPF.

Please see paragraphs 5.1 – 5.7.

- A3.3 The site is within the Area of Search, as an area of known (or at least inferred) resource. The majority of the Area of Search designation is largely concurrent with the Area of Attractive Landscape designation, due to the riverine nature of sand and gravel deposits in the Borough. However, this application site is one of the only locations within the Area of Search that is not also within the Area of Attractive Landscape. Whilst the impact of the proposed development on the surrounding area must still be considered, the impact on the AAL is not an issue for this proposal. While operations on this site would need remediation measures to ensure there are not unacceptable impacts on nearby residential amenity, the use would only be temporary and the proposal to restore the site to original ground levels appears to align with the landscape character that exists in this area. Please see paragraphs 5.1 – 5.7.
- A3.4 The supporting text of MLP2 states “It is considered that the permitted reserves fulfil the apportionment requirements and this policy provides flexibility for sites to come forward after the plan period”. In summary, the principle of mineral extraction on this site is acceptable in planning policy terms and would support the requirement to maintain a landbank of seven years worth of permitted reserves. The proposal must therefore be considered against the other relevant policies in the Minerals Local Plan, in particular MLP7 and the need to mitigate against any unsatisfactory side-effects, and MLP9 in relation to restoration and aftercare. Please see paragraphs 5.1 – 5.7.

A3.5 **Archaeology**

There are a number of areas within the site which contain buried archaeological remains of probable local to regional significance which would be lost were the development to go ahead. As such I have no objection to the development on archaeological grounds subject to a condition for the implementation of a programme of archaeological work.

Please see paragraph A2.1 and condition 23.

A3.6 **Regulatory Unit – Air Quality**

Emissions of dust will need to be controlled. The environmental statement does not provide details of the potentially dusty activities on the site and the mitigation methods to reduce dust emissions. A condition is recommended requiring that a dust management plan is submitted that details how potential dust emissions will be mitigated. Sand and gravel extraction is not a prescribed activity under the Environmental Permitting (England and Wales) Regulations 2010; however, a permit is required from the Environment Agency for land filling activities. Any statutory nuisance attributed to the site can be dealt with under Part III of the Environmental Protection Act 1990.

Please see paragraphs 5.15 – 5.17 and condition 24.

A3.7 Dust from the site can be broadly categorised into two sizes: large particles (nuisance dust) and fine particles or PM10, which have an effect on health. There are health-based standards and objectives for PM10s described in the Air Quality Regulations 2000 and the Council monitors ambient concentrations of PM10s. Activities on the site must not cause an exceedence of the limits at sensitive receptors.

Please see paragraphs 5.15 – 5.17.

- A3.8 Extraction of sand and gravel will not give rise to significant dust emissions and the screening of extracted material is a wet process. Soil and overburden stripping and storage activities are likely to have the greatest potential for dust emissions; however, these activities are short lived and infrequent provided double handling is avoided and mounds or bunds are left in place until needed for restoration purposes. A condition requiring the operator to give advance warning of soil stripping activities is advised so that the operation can be prevented in adverse weather conditions. The new application site is closer to residential properties, including a traveller site, than the existing site and minimum working distances from these sensitive properties should be agreed. Please see paragraphs 5.15 – 5.17 and condition 25.
- A3.9 Dust emissions from vehicles moving on haul roads can give rise to significant dust emissions. Frequently used roads should be hard surfaced (e.g. compacted sand and gravel), well maintained and sprayed with water when necessary to mitigate dust emissions from on-site transport movements. A wheel wash facility is detailed in the application. Good site management particularly during prolonged dry weather and adverse wind conditions should prevent dust nuisance. The operator must be prepared to undertake dust monitoring in the event of dust nuisance complaints being received by the Council. Please see paragraph 5.15 – 5.17 and conditions 13 and 24.
- A3.10 **Regulatory Unit – Noise**
- The submitted noise assessment has been conducted using appropriate guidance and the baseline noise levels measured to be those expected for this location and the Please see paragraphs 5.15 – 5.17 and conditions 8, 26 and 27.

method of modelling noise from plant and machinery is appropriate. I note that a bund is proposed for noise attenuation to achieve acceptable levels of noise (less than 55dB LAeq 1 hour). I have no objection to the application subject to a condition restricting the hours of operations (except for emergencies to maintain safe quarry working) to 0800 to 1730 Monday to Friday and 0800 to 1300 Saturdays with no operations on bank or public holidays. Also, for noise levels at the nearest noise sensitive properties not to exceed an increase in 10dB(A) above the background noise levels agreed and in any circumstance the operational specific noise level shall not exceed 55dB. If the noise levels continue to exceed the agreed maximum specific noise level then all operations on the site shall cease within two days of written notice given by the MPA and no operations shall re-commence on site until a programme of remedial action has been agreed. In addition, all vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification and shall be fitted with and use effective silencers.

A3.11 Senior Landscape Architect

The application is supported with a Landscape and Visual Impact Appraisal and generally I concur with the report contents. However, the report in places must be more detailed: details of viewpoints, photomontages, trees and hedges must be clearly shown and surveyed including root protection areas and an assessment on trees resulting from ground water changes, landscaping drawing with location of proposed mitigation bunding and existing trees/hedgerows, better cross sections, justification of explaining and

Additional information, viewpoints, photomontage, sections and landscaping plans have been submitted. Please see paragraphs 5.12 – 5.14 and condition 31.

demonstrating why bunds lower than 5m are proposed, and further details on restoration proposals.

A3.12 I note the comments from the Countryside Officer regarding the proximity of land identified as Linear Park extension and Green Infrastructure links. The points are relevant and although the proposed Linear Park is outside the application site I would expect its proximity to have been covered within the landscape report. Please see paragraph 5.14.

A3.13 **Countryside Officer**

I am in agreement with the recommendations made within the ecological assessment provided in support of the application. Bats, badgers and nesting birds or habitats suitable for them were identified. Clearance of vegetation should be avoided during the bird nesting season (March to August); if habitat destruction during the nesting season is unavoidable, a competent ecologist should check for nests and, if present, either defer or modify the works. A condition for the development to only proceed in accordance with the recommendations contained in the ecology report should be imposed. Please see paragraphs 5.12 – 5.14 and condition 30.

A3.14 In line with best practice and policy on biodiversity, all practical opportunities should be taken to harmonise the development with the needs of wildlife. The NPPF seeks to provide a net enhancement to biodiversity through sustainable development. The restoration proposal provided does not demonstrate sufficient biodiversity enhancements to comply with current policies. The site is in close proximity to an area zoned for Linear Park Extension. Please see paragraphs 5.12 – 5.14 and condition 31.

in the Local Plan; however, the proposal is to backfill the voids to their former level with imported “inert waste” and restore to agriculture: a “no change” situation. It is not clear how the quality of this “inert waste” would be controlled. The proposal should include a more substantial landscape and biodiversity enhancements scheme to reflect the scale and impacts of the development, the opportunities it creates, the nearby land allocation as Linear Park Extension and the proposals of the MK Green Infrastructure Plan. An improved restoration and aftercare proposal which provides net gains for biodiversity must be submitted to the LPA for approval; after approval, it must be conditional that it is fully implemented as agreed. Special attention should be paid to paragraph 6.1.4 in the submitted ecological report.

A3.15 Natural England

Soils, Land Quality and Reclamation:

Please see conditions 9, 17, 18, 20, 31, 32, 33 and 34.

Based on the information provided we note that the proposed development would extend to approximately 12.7 ha, including some of the ‘best and most versatile’ agricultural land (namely Grades 1, 2 and 3a land in the Agricultural Land Classification (ALC) system). Natural England does not wish to raise any objection to the soils, and reclamation issues arising from this proposal; however, we are not satisfied that the site working and reclamation proposals provided meet the requirements for sustainable minerals development in line with the guidance set out by paragraphs 33-51 (Restoration and Aftercare of Mineral sites) of the Technical Guidance to the NPPF for the following reasons:

1. The site is shown as Grade 3; we have no records of any existing detailed MAFF survey information for the site nor has the applicant provided detailed ALC information.
2. The impact on soils and agricultural land quality has not been addressed in the supporting documents. It is important that information about the soils to a depth of 120cm are provided including the ALC grade and details of the soil to be stripped, retained and stored (type, depth and volumes). This should be accompanied by information on the target restoration depths of topsoil and subsoil to 120cm depth, the restored landform and the overall impact on ALC grade and how it will be maintained.
3. The application has supplied only limited information on the method of soil handling.
4. No information is provided about when soil moving will take place. All soils should only be handled when in a dry and friable condition. Soil handling and movement should not be carried out between the months of November and March inclusive.
5. The treatment of soil storage bunds has not been addressed in sufficient detail, for example maximum bund heights and vegetation management.
6. Outline proposals for aftercare should be provided.

A3.16 Protected species:

Refer to Natural England Standing Advice.

Detailed comments have been received from the Council's Countryside Officer and the Beds, Bucks and Oxen Wildlife Trust. Subject to condition 30 the proposal is considered acceptable in terms of protected species.

A3.17 Biodiversity enhancements:

Please see paragraphs 5.12 – 5.14 and condition 31.

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The Council should consider securing measures to enhance the biodiversity of the site.

A3.18 Landscape:

Please see paragraphs 5.12 – 5.14.

This proposal does not appear to be either located within, or within the setting of, any nationally designated landscape. All proposals however should complement and where possible enhance local distinctiveness.

A3.19 **Beds, Bucks and Oxen Wildlife Trust**

Protected species: the presence of, or suitable habitat for, legally protected species (bats, badgers and breeding birds) have been identified within the proposal footprint. The application is supported by two ecological assessment reports which include a number of recommendations for the protection of protected species and the achievement of a net gain for nature at the proposed development site. In order to ensure that the legislative requirements of the above referenced wildlife law is not contravened I recommend a condition that development should only proceed in accordance with the recommendations of the ecology report. In addition the developer should be made aware that it is an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use. Development activities

Please see paragraphs 5.12 – 5.14 and condition 30.

such as vegetation or site clearance should be timed to avoid the bird nest season.

- A3.20 Biodiversity within developments: paragraph 7 of the NPPF clearly states that the purpose of the planning system is to contribute to the achievement of sustainable development where the environmental planning role is specified as “contributing to protecting and enhancing our natural environment, helping to improve biodiversity”. Paragraph 109 also states that “the planning system should contribute to and enhance the natural environment by ... minimising impacts on biodiversity and providing net gains in biodiversity”. However, the application as submitted does not make adequate provision for the enhancement of biodiversity. Landscaping plans should incorporate appropriate measures to ensure that biodiversity enhancements may be achieved; i.e. through the incorporation of native planting of local provenance and the management of grassland areas as species rich meadow. Please see paragraphs 5.12 – 5.14 and condition 31.

A3.21 **Environment Agency**

Comments as per the previous application 11/01477/MIN. Permission should only be granted if conditions are imposed regarding flood risk and groundwater and contaminated land. If the applicant is proposing to construct any works to dewater the site, he must serve notice on the Environment Agency and also agreement should be reached with all users of these supplies for their protection during dewatering. This development will require an Environmental Permit unless an exemption applies; the applicant is advised to contact Permitting Support Centre to

Please see paragraphs 5.19 – 5.20. The requested two conditions have been included as conditions 21 and 22. In addition, a copy of the Environment Agency’s letter should be appended to the decision notice.

discuss the issues likely to be raised. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. The developer as waste producer has a duty of care to ensure all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and kept in line with regulations. Please forward a copy of the Environment Agency's letter to the applicant.

A3.22 Internal Drainage Board

The Board notes from the Flood Risk Assessment that there will be no increase in surface or groundwater discharge to any watercourse maintained by the IDB. In addition, it is noted that there will be no development, including raising of ground levels within 9 metres of an IDB controlled watercourse. As the proposed development is within flood zones 2 and 3, in the vicinity of 'main river' and will involve the lowering of the water table the Environment Agency must be consulted. The Board therefore suggests that permission should not be granted without conditions requiring that the storm water design and construction proposals are adequate before any development commences.

Please see paragraphs 5.19 – 5.20 and A3.21.

A3.23 Ramblers' Association

Provided that the right of way crossing the site remains open to the public and accessible at all times we would not wish to oppose this application.

Please see paragraph A2.2.

A3.24 Cllr Douglas McCall, Newport Pagnell South Ward

Should this be given permission then mitigation measures should be put in place to protect neighbouring residents (including those in the Willen Road Travellers site) from noise and dust. The road access should be safe and we don't want mud on the road (as per the current one opposite). The operation of the two sites together and their multiplied impact should be taken into account.

Please see paragraphs 5.15 – 5.18.

A3.25 Campbell Park Parish Council

No objection but ask that the planning consent should emphasise the need for all vehicular movement to avoid residential areas especially Willen in order to lessen the impact on residents and to continue to ensure that noise levels do not impact on residents.

Please see paragraphs 5.15 – 5.18.

A3.26 Public Representations

The occupiers of the following properties were notified of the application:

100 – 110 (evens) Willen Caravan Site, Willen Road
1, 2, 3, 4, 6 and 8 Glen Fields
Caldecote Cottage and Moat Cottage, Willen Road

Noted.

A3.27 Two letters from occupiers of neighbouring residential properties have been received raising concerns and one letter of objection. The comments made can be summarised as follows:

1. The quarry to the west of Willen Road was operating when I purchased my property in 2007. I made

1. Please see paragraphs 5.15 – 5.17.

enquiries regarding the scope and duration of this work and decided that the associated problems could be tolerated given that the site had a lifespan of 5-7 years and would be restored to grassland thereafter. The proposed quarry is in a less favourable position in terms of proximity (the southern boundary of Glen Fields is less than 50 metres from the site boundary) and visibility and I have no doubt that intolerable levels of pollution (noise/vibration/dust) would result, the landscape and wildlife would be devastated and the safety of Willen Road would continue to be compromised. The existing site surely cannot set a precedent for the application site.

2. The maximum predicated noise level would be a convenient 0.1dB below the guideline 55dB which is suspicious and noise levels well in excess of 55dB are predicted during bund construction. Does this really mitigate site noise? Also, prevailing wind direction does not appear to be considered. Noise from the existing site has been tolerated in the knowledge that the work was nearing completion. 2. Please see paragraphs 5.15 – 5.17 and A3.10.
3. Dust has not been controlled well at the existing site. Exterior surfaces at Glen Fields require regular cleaning due to dust contamination. Dust has been tolerated at the existing site in the knowledge that the work was nearing completion. Concerned about air pollution and affect health as members of family suffer from asthma and dust allergy. 3. Please see paragraphs 5.15 – 5.17 and A3.6 – A3.9.
4. Concerned that the possible extraction of gravel could cause a problem with the water table as the fields are water logged due to the tremendous amount of rain. 4. Please see paragraphs 5.19 – 5.20 and A3.21 – A3.22.
5. Having applied restrictive planning guidelines to the Glen 5. Please see paragraphs 5.12 – 5.17.

Fields development (in terms of building position, size, appearance, etc) in order to safeguard the landscape, it seems unthinkable that the Council could grant approval for a new quarry in a neighbouring field. The proposed plans and images do not show the direct visual impact on and from neighbouring residential properties.

6. The term temporary is very misleading when you consider that the existing site has been operating for several years and the new proposal estimates a further 7 years work.
 7. There are bats residing in our property and the boundary of the application site is approximately 16 metres away from the entrance to the roost which means their habitat is directly affected.
 8. Neglectful management of the existing site has compromised safety on Willen Road. On a regular basis there are problems with mud deposits on the road. It is an intermittently busy road with a 60mph speed limit, and overtaking is common due to slow moving lorries leaving the site.
 9. Concerned that noise and vibration will result in distress for dogs living on the boundary of the application site.
 10. Covenants on our property prohibit any objections.
 11. The consultation period does not allow us the opportunity to consult independent experts.
 12. The blue line plan seems to indicate potential for further quarry activity on all sides of Glen Fields so the area could be blighted by noise and dust pollution, unsafe roads, lorry traffic and earth bund eyesores for the next 20 years.
6. Please see paragraph 5.1.
 7. Please see paragraphs 5.13, A3.13 and A3.19.
 8. Please see paragraphs 5.18.
 9. The impact on the amenity of residential occupiers is discussed at paragraphs 5.15 – 5.17; the impact on pets has not been separately assessed but would not be greater than the impact on the amenity of residential occupiers.
 10. This is not a material planning consideration.
 11. The consultation and notification period provided exceeded the statutory requirement.
 12. The application should be considered on its own merits. The blue line shows adjoining land within the same ownership. Any future applications for other land within the area would also need to be considered on their own merits.