

Cluster 4 Site: MD37, Land at Westfield Farm, Oakley				
SA Objective and Criteria	Summary of impact (including nature and spatial extent of the impact, probability, duration, frequency and reversibility).	Significance of the effect		
		Short	Medium	Long
Biodiversity and earth science				
<p>To what extent are land based resource blocks constrained by designated areas e.g. National Nature Reserves, SSSIs, and SACs etc.?</p> <p>To what extent does the proposed site threaten the qualities of designated areas?</p>	<p>Part of or all of this site lies within the SSSI and County Wildlife Site of Stevington Meadow and Marsh. EN Object to this potential site, as it includes and is next to Stevington Marsh SSSI, which contains sensitive wetland and grassland communities.</p> <p>In the long term there are wetland creation opportunities but this is an isolated and relatively small site.</p> <p>The spatial extent of this impact could be widespread if the development affects two such valuable sites. Mitigation could not reduce the impact. The effect would be long term and would be irreversible.</p>	R	R	R
Archaeology and cultural heritage				
<p>To what extent are land based resource blocks constrained by designated sites or Conservation Areas?</p> <p>To what extent does the proposed site threaten the qualities of designated areas?</p>	<p>The site is not constrained by designated sites or Conservation Areas and does not threaten the qualities of a designated area.</p> <p>A small part of this site is an Area of Archaeological Interest. The nature of the effect is uncertain without further investigation into the likelihood of archaeological finds on the site.</p>	O	O	O
Landscape				
<p>To what extent are land based resource blocks constrained by designated areas e.g. National Parks etc.?).</p> <p>To what extent does the proposed site threaten the qualities of designated areas?</p>	<p>Part of or all of this area is in an area of great landscape value of the Upper Ouse.</p> <p>The site is within landscape character type 3: Limestone river valley with open water. This area has a strong sense of character as recognised by the AGLV designation. It is likely that mineral development at the site could threaten the qualities of this area.</p> <p>The spatial extent of this impact may be widespread as the site could be visible from a large area. The effect would last as long as the site is worked and would</p>	R	R	O

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	be reversible if the site were restored to a landscape type which suits for the character of the area.			
Land take				
To what extent do land based resource blocks conflict with areas of best and most versatile agricultural land? To what extent do land based resource blocks help achieve the objectives of the wider development framework (i.e. contribution to amenity, landscape, biodiversity objectives through restoration).	Part or all of this site is Grade 2, best and most versatile agricultural land. It is also within the Ivel and Ouse Countryside Project Area.	R	R	R
Human health and amenity				
What level of nuisance or effect on quality of life or human health (for both existing or planned residential areas) is likely to occur as a result of the proposed site?	The site is in close proximity to residential developments at Pavenham, Oakley and Stevington and is could cause nuisance to these areas. These effects are likely to last as long as the development lasts.	R	R	G
Transportation				
Which mode of transport (rail, road or water) is most likely to be used in the transportation of the aggregate? Is the site near to the strategic highway network?	Road transportation is the most likely form of transportation. However, there is poor access to this site is via tracks which lead traffic travelling to or from the site through Oakley or Pavenham giving traffic management, noise and safety implications for local residents. This site is also accessible from the A428 however, vehicles using this route would be travelling on minor roads which pass through small villages and my concern is this would again create traffic management, noise and safety issues. The effect would last as long as the site is worked and would be reversible once the site is closed.	R	R	G
Extent of remaining landbank				
To what extent does the proposed site minimise impacts on existing landbanks? i.e. contribute to landbanks through	Not applicable.			

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reserves <i>(this may be an issue related to silica sand only)</i>				
Conservation and protection of water resources				
To what extent are water resources used or impacted upon for the extraction of the aggregate?	Part or all of this site contain flood zone areas and is within the Nitrate Vulnerable Zone. The site is above a major aquifer. Sites within the Upper Ouse Valley could provide opportunities to alleviate flood problems. The nature of this impact is uncertain and would require further investigation.	O	O	G
Waste management				
How much waste is likely to be produced per tonne of aggregate? <i>(this may be an issue related to silica sand only)</i>	N/A			
Other planning considerations				
To what extent are resource blocks affected by other constraints e.g. CAA Guidance CAP680?	The site is not affected by an airfield safeguarding zone. No other constraints have been identified.	G	G	G