

Site: MD50, Land at Clipstone: The site is likely to cause concern to local residents over health impacts from noise, dust and air pollution from sand extraction and subsequent transport movements. English Heritage has indicated that the setting and integrity of several local historic features may be affected by the proposed minerals extraction site, and a change in the landform may cause a visual intrusion detracting from the landscape character of Battlesden Park, located 500m to the North of the site. From a transport perspective this site is well located to the strategic road network (A5). The Environment Agency has indicated that parts of the site are within Flood Zone 3 (High Risk) although long term restoration plans to wetland habitat may help alleviate flood risk. Furthermore the site is within 350m of a class 1 ground source protection zone (SPZ) surrounding an important water supply abstraction point, which may limit the extent and extraction methodologies acceptable for this site. The site does not conflict with areas of best and most versatile agricultural land and has the opportunity to contribute to the longer term local and national BAP targets through restoration of the site to a wetland environment. In addition, the site could help to provide much needed green infrastructure in this Growth Area to the East of Leighton Buzzard.