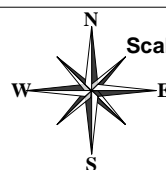


Policies Map: Inset Map 7, Strategic Mineral Site Land south of Broom Village



Scale 1:20000



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Table 23 Land south of Broom Village

Land South of Broom Village	
Proposed use	Sand and gravel extraction
Unitary Authority	Central Bedfordshire
Parish	Southill
Site area	107 hectares
Operator	Lafarge Tarmac
Reserve available	4,000,000 tonnes
Grid reference	TL 17321, 41838
Probable Primary/Secondary Freight route to be used	A1 and Secondary Freight Routes A600 and A507
Existing and likely future access routes	It is likely that the permitted access road from the plant site to the B658 will be utilised. The B658 connects to the A1 to the north and A600/A507 to the south.
Affected Public rights of Way	A footpath crosses the site and a bridleway runs close to the northern boundary
Mineral Safeguarding Area	Within the River Valley/Glacial Sand and Gravel MSA and the Woburn Sands MSA
Heritage Assets	Contains an extensive area of archaeological cropmarks, including east-west parallel trackways at right angles to the River Ivel, small isolated enclosures, a block of rectangular enclosures, a pit alignment and ring ditches. Probably date from prehistoric to Roman times. The whole of this strategic site is likely to be archaeologically sensitive. 100m west of the scheduled Holme Mill Iron Bridge.
Proximity to active waste site	700m west of Cow Close MRF and Transfer station and 700m north of a sewage treatment works
Green Infrastructure, Biodiversity and Geodiversity Designations	150m west of the River Ivel and Hiz CWS. 1.8km east of Southill Lakes and Wood SSSI.
Landscape Designations	Green Infrastructure Strategy
Environment Agency Flood Zones 2 and 3	Southern and Eastern boundary partially within Flood Zones 2 and 3.
Development and Restoration Requirements	The application for the existing Broom South permitted area estimated that 2/3 of the HGV traffic generated from the site would travel north along the B658 to join the A1 while the remaining 1/3 would travel south along the B658 to join the A600/A507 near Shefford. It is likely that any permission to develop

Land South of Broom Village	
	<p>the rest of the site will need to consider the cumulative impact of traffic generation. The northern part of the site extends towards Broom village and it is important that measures are put in place (stand offs, planting, bunding etc) to ensure that residential amenity is not affected by the operations.</p> <p>The working and restoration proposals need to take into account the approved scheme for the land to the south. In terms of biodiversity the site is within 1.8km of Southill Lake and Woods SSSI and any application would need to demonstrate no adverse impact to this site. Restoration should contribute towards local and/or national BAP targets along with Green Infrastructure initiatives.</p> <p>No traffic movements should impact on the scheduled Holme Mill iron bridge. Southill bridleway 4 crosses the B658 to the west of Broom village with a short section of the road linking the bridleway. Additional safety measures may be required if additional traffic is anticipated here. Restoration has potential to significantly improve public and equestrian access.</p>