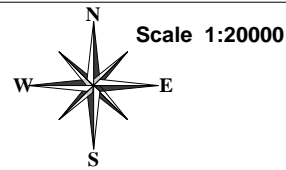


**Policies Map: Inset Map 8,
Strategic Mineral Site
Land at Clipstone Brook**



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Table 24 Land at Clipstone Brook

Proposed use	Silica sand extraction
Unitary Authority	Central Bedfordshire
Parish	Hockliffe and Egginton
Site area	165 hectares
Operator	Sibelco UK
Grid reference	SP 95276, 27056
Primary/Secondary Freight route to be used	Primary Freight route- A5 and Secondary Freight route- A4012 Material likely to be processed at Double Arches - access on Mile Tree road. Or, if mineral is transported elsewhere, the Eastern Way and A5 would be utilised, in which case A5 junction improvements may be required.
Existing and likely future access routes	Access to the processing plant at Double Arches would be obtained via Mile Tree Road.
Affected Public Rights of Way	The northern extent of the site is crossed by a public footpath and bridleways. A number of other public footpaths run close to the southern and eastern boundaries.
Mineral Safeguarding Area	Within the Woburn Sands MSA
Heritage Assets	Just to the south west of a complex of enclosures representing settlement of late Iron Age and Roman date. Clipstone itself is a much shrunken medieval settlement whose full extent is not known. Clipstone contains a number of listed buildings. 700m east of the scheduled moated site and associated iron age settlement and earthworks of Church Farm and the conservation area of Hockliffe which contains a number of listed buildings. 1.5km south-west of the Grade II registered Historic Park and Garden of Battlesden.
Proximity to active waste site	None present
Proximity to active mineral site	If the area around the haul road is discounted the site is located 500m from Nine Acres quarry. Several other Sibelco mineral sites (Pratts, Chamberlains Barn, New Trees and Double Arches) are also located within the vicinity.
Green infrastructure, biodiversity and geodiversity designations.	Clipstone Brook County Wildlife Site (CWS) borders the southern boundary of the site. Nine Acres Pit Site of Special Scientific Interest (SSSI) borders the proposed site access onto Mile Tree Road. 800m south-west of Battlesden Lake CWS, 1.2km south-east of Double Arches Pit CWS and 1.2km north-west of Eggington Fields CWS. 300m south of Mundays Hill Local Geological Site (LGS), 900m east of New Trees LGS and Chamberlain Barn LGS and 1.7km south of Churchways Quarry LGS.
Flood Plain	Areas of the site fall within EA flood zones 2 and 3

Landscape designations	Within South Bedfordshire Green Belt and the Greensand Trust Area.
Environment Agency Flood Zones	Partially within Flood Zones 2 and 3
Processing plant site	Any quarried mineral extracted from the site would be sent to the existing processing plant at Double Arches.
Other relevant issues	Considerable depths of clay overburden exist above the silica sand deposits. Any discarded material would need to be suitably managed Nitrate vulnerable zone and is located on a minor aquifer – dewatering unlikely to be acceptable
Development and Restoration Requirements	<p>It is anticipated that Clipstone Brook site will be worked once Pratts Quarry has been worked out. The site will probably need to be worked wet and account will need to be taken of the significant clay overburden at the site. Residential properties are close to the south west and north east boundaries of the site, therefore consideration will need to be given to way of mitigating any potential disturbance on residential amenity (stand offs, planting, bunding etc). The restoration scheme provides an opportunity for enhancing public access; flood alleviation to reduce the risk of flooding downstream in Leighton Buzzard; and landscape enhancement. Restoration should contribute towards local and/or national BAP targets including heathland and acid grassland targets along with Green Infrastructure initiatives.</p> <p>Currently the site is in more than one ownership.</p>