



Initial Site Options Report for the Wiltshire and Swindon Aggregate Minerals Site Allocations DPD

August 2010

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Executive Summary

Executive Summary

This document provides an opportunity for local communities and other stakeholders to comment on the practicality and environmental acceptability of potential sites for sand and gravel extraction in Wiltshire County and Swindon Borough. It is the starting point for what we hope will be constructive ongoing dialogue between all interested parties, and will make a significant contribution towards testing the amount of sand and gravel that Wiltshire and Swindon should provide in the period up to 2026.

At this stage the potential sites included in this document do not represent the Councils' preferred options, nor should they be seen as having any 'planning status'⁽¹⁾. This document is essentially a stage report showing the areas of land that have been put forward by developers and landowners for consideration. Following consultation our aim is to deliver a development plan document that includes the right sites, in the right locations which can, where possible, deliver long-term opportunities for local areas, through carefully considered restoration and after-use proposals.

We are aware that some of the sites included in this document are unlikely to be considered appropriate for development and will not be carried forward into the final development plan document. However, we have to start somewhere. It is therefore critical that local communities and stakeholders are given the earliest possible opportunity to have their say.

The Council's planning officers have already undertaken initial assessments of the potential sites. The purpose of these assessments was to identify any issues likely to be encountered if the sites were to be developed for sand and gravel extraction. This work and the comments submitted to us through stakeholder consultation will be used to inform the scope of further, more detailed assessments needed for each site. The detailed assessments themselves will be undertaken by experts in specialist fields such as ecology, landscape, archaeology, noise, air quality and transport. This work will utilise the skills of in-house (Wiltshire Council and Swindon Borough Council) experts and/or environmental consultants.

Where the available evidence indicates that a site is not suitable it will not be carried forward into the Councils' Development Plan Document (DPD). This is why it is important that we gather as much information as we can about each site.

Some background information about the planning context leading up to the production of this document is provided in the next section of this introductory chapter. The remaining chapters are structured to allow ease of navigation for those with an interest in a particular locality:

- Chapter 2: The Upper Thames Valley
- Chapter 3: The Calne Area
- Chapter 4: South East of Salisbury
- Chapter 5: Bristol Avon
- Chapter 6: Salisbury Avon

Each chapter contains an area plan showing potential sites or groups of potential sites. Each area plan is accompanied by a table which identifies the broad characteristics for each area and listing key issues, constraints and opportunities for each of the potential sites. We need to hear from anyone with local knowledge or concerns about a site, and from those who are able to provide information on potential barriers to development and possible opportunities. All comments submitted to the Councils will be taken into consideration.

1 i.e. They should not be considered as forming part of the development plan (in draft form or otherwise) and should not be referred to as a material consideration when determining planning applications

A map illustrating the broad locations can be found on figure 1.1.

All comments made in response to this consultation should be submitted to Wiltshire Council by **30th September 2010**. When making comments please use the online portal, available at www.wiltshire.gov.uk.

Chapter: 1 Introduction

- 1.1 Work commenced on the review of the Wiltshire and Swindon Minerals Local Plan in 2004. Swindon Borough Council and the then Wiltshire County Council opted to continue to work together and produce a series of replacement Development Plan Documents (DPDs) in line with changes made to the planning system⁽²⁾. Wiltshire County Council acted as lead authority for this arrangement. Since 2004 the County Council and District Councils of Wiltshire have been replaced by the new unitary authority of Wiltshire Council. However the working arrangements with Swindon Borough Council remain as before with Wiltshire Council taking the lead.
- 1.2 Significant progress has been made to date and in 2009 almost all of the 'saved' policies of the old Minerals Local Plan were replaced by the adoption of the following DPDs:
- The Minerals Core Strategy 2006 – 2026 DPD
 - The Minerals Development Control Policies DPD
- 1.3 Those policies that remain from the old Local Plan relate to the identification and allocation of Preferred Areas for sand and gravel extraction. It is the intention of the Councils to replace these remaining policies with:
- An Aggregate Minerals Site Allocations DPD (the subject of this consultation)
- 1.4 Since the adoption of the Minerals Core Strategy and Minerals Development Control Policies DPDs, we have made progress towards identifying potential sites for inclusion in the Aggregate Minerals Site Allocations DPD. The process for identifying areas of land for aggregates extraction is broadly prescribed in national policy (MPS1 and accompanying practice guide), and is set out in more detail in the Councils' published methodology⁽³⁾. Officers have already undertaken initial appraisals of the land put forward to identify potential issues that will act as the starting point for discussion.
- 1.5 This document is concerned with the potential sites for sand and gravel extraction that could be carried forward into the final Aggregate Minerals Site Allocations DPD.

How were the potential sites in this document identified?

- 1.6 The Councils initiated a focused 'call for sites' in April 2004 by writing to mineral operators and landowners known to have an interest in sand and gravel extraction. This resulted in a number of sites being put forward for consideration. However, the estimated yield for these sites was insufficient to meet forecast demand⁽⁴⁾.
- 1.7 The Councils issued a further call for sites in 2006 through a newsletter issued to every contact on our consultation database. As a result of this work no additional land was put forward for consideration.
- 1.8 The next logical step was to contact landowners of potentially mineral bearing land to see whether they would consider putting their land forward for sand and gravel extraction. However, the adopted Mineral Resource Zones (MRZs - see para 1.17) cover extensive areas of land, some parts of which may not be suitable for development due to planning constraints. The Councils therefore embarked on a methodical sieving exercise of the

2 These changes were introduced through the Planning and Compulsory Purchase Act 2004.

3 http://www.wiltshire.gov.uk/aggregate_minerals_site_allocations_dpd_methodology_august_2009.pdf

4 As set by the Regional Planning Body at that time. Please refer to paras 1.12 - 1.16 of this report for further detail.

un-worked areas of the five Mineral Resource Zones, removing the most constrained areas from further consideration⁽⁵⁾. Landowners within the remaining areas were then identified and contacted.

- 1.9** A number of areas were put forward for consideration as a result of the landowner response. The results of this exercise indicate that the Upper Thames Valley, the main Mineral Resource Zone for Wiltshire and Swindon, is running out of land with potential for future extraction. This is because the sites put forward in the Upper Thames Valley are unlikely to prove sufficient to meet historic or forecast demand from this MRZ.

What will happen to the sites once sand and gravel extraction has ceased?

- 1.10** The adopted Minerals Core Strategy advocates a restoration led approach to all minerals development in Wiltshire and Swindon. It is therefore essential to plan holistically for each area to ensure that individual sites are developed and restored in such a way that aligns with the principle aspirations for each area, particularly where these aspirations have been identified in other plans or programmes.

The Councils would welcome stakeholder comments on over-arching restoration objectives for each Mineral Resource Zone and possible restoration objectives for individual sites.

- 1.11** A number of factors such as the quality of agricultural land, the aspirations of landowners and local communities, and the aspirations of organisations such as the woodlands initiative network (community forest), South West Biodiversity (South West Nature Map) and RSPB will need to be taken into account. Sand and gravel extraction can provide opportunities for improving flood storage capacity for an area, for example, and/or lead to enhancements to biodiversity.

Why do we need to identify and plan for additional sites?

- 1.12** A question often asked of council officers is how do we know how much to plan for? In truth, we cannot know exactly how much to plan for but it is possible to make reasonable estimates based on levels of past production and forecasts of future economic activity. Traditionally, provision rates or 'sub-regional apportionments' for Wiltshire and Swindon have been set by South West Councils (the Regional Planning Body). These rates can then be 'tested' through the preparation of the Aggregate Minerals Site Allocations DPD.
- 1.13** The testing process itself is broadly prescribed in national policy⁽⁶⁾. Recent advice⁽⁷⁾ published by central government suggests that although Regional Spatial Strategies have now been abolished, the sub-regional apportionments prepared at the regional level should still be used unless a local authority can provide evidence that a greater or lower provision should and can be made.
- 1.14** It is possible that we will need to develop local estimates of provision requirements for Wiltshire and Swindon. This is likely to have consequences in terms of how we determine the quantity of sand and gravel that Wiltshire and Swindon will need to plan for. Nonetheless, planning still has a role to play in providing certainty for communities in terms of where sand and gravel extraction should take place in Wiltshire and Swindon.

5 The results of this exercise have been published on the Councils website - which can be found towards the bottom of page www.wiltshire.gov.uk/mineralsandwastevidencebase

6 Mineral Policy Statement 1: Planning and Minerals

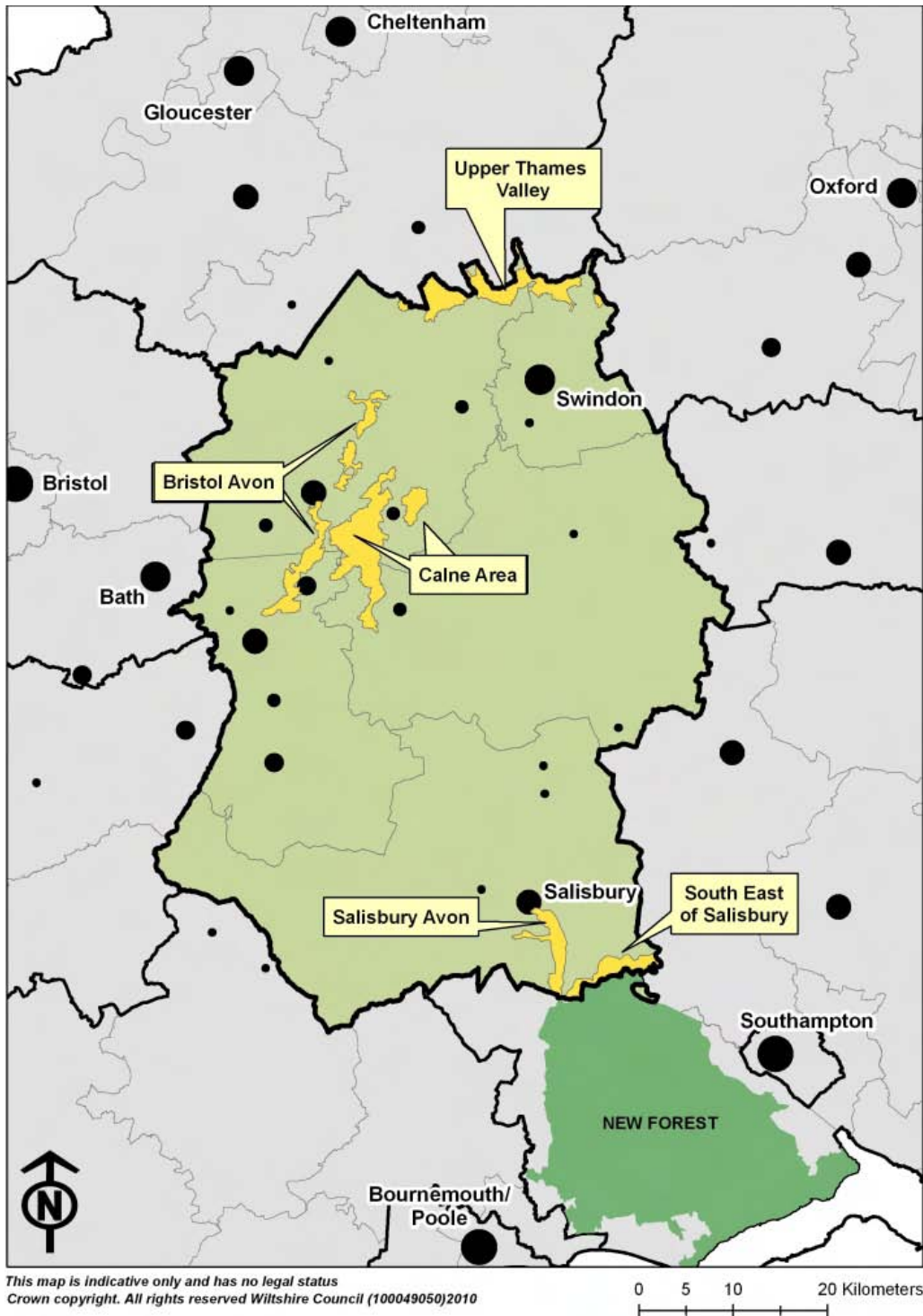
7 'Guidance for Local Planning Authorities following the Revocation of Regional Strategies' Published by Department of Communities and Local Government on 6th July 2010

- 1.15** The current stock of permitted reserves is only sufficient to last approximately 6.5 years at current rates of production, and the remaining Preferred Areas in the Minerals Local Plan, if permitted, would only add 2-3 years to this total. Sites will still need to be identified to meet potential demand to 2026, and it is still important to consider all potential options at this early stage of plan preparation. Therefore the work undertaken to date and this consultation document is still a necessary and valid undertaking.
- 1.16** The evidence gathered through this consultation and further detailed assessment of the potential sites yet to be undertaken should put Wiltshire Council and Swindon Borough Council in a strong position to provide a realistic and deliverable estimate of local need.

Where should the sites be located within Wiltshire and Swindon?

- 1.17** Minerals can only be worked where there are found and consequently there are specific locations where we can try to identify potentially suitable sites. The adopted Minerals Core Strategy identifies five broad locations, referred to as Mineral Resource Zones which are believed to be capable of providing a source of sand and gravel (see figure 1.1).
- 1.18** Although the Councils can be confident that these areas contain resources of sand and gravel, the quality and quantity of resource found at specific locations within the Mineral Resource Zones isn't necessarily known. Some of the potential sites in this document have been assessed through borehole tests, which provide a very good basis for estimating the quantity and quality of resource within them. The potential yields for the other sites have been estimated by using generic data provided by the British Geological Survey⁽⁸⁾. These generic estimates are less reliable and should be treated with an element of caution.

Figure 1.1 The location of the Mineral Resource Zones in Wiltshire and Swindon



1.19 There are three broad areas in Wiltshire and Swindon where sand and gravel extraction currently takes place. The first, and most significant of the three, falls within the Upper Thames Valley, situated along the northern boundary of the Plan area. The resource in this area extends beyond Wiltshire and Swindon into Gloucestershire, and through into Oxfordshire. The area produces a regionally significant source of sharp sand and gravel, and approximately 75% of total production for Wiltshire and Swindon. The sharp sand and gravel is used in numerous construction products including many types of concrete product, decorative gravels and bulk fill. The sharp sand is so called due to its angular properties which make it ideal for concrete products and its use in asphalt.

- 1.20** The second area traditionally worked in Wiltshire and Swindon is found in a roughly central location to the north east of Calne, near to Compton Bassett. This area has historically made a smaller contribution to overall production for the Plan area (about 15%-20%), providing a source of what is commonly known as soft sand. The grains of soft sand are rounded and smooth. It has a more limited market than sharp sand and gravel, in terms of range of applications and overall demand, and is predominantly used in mortar, or can sometimes be blended with other aggregate minerals to make concrete products for example.
- 1.21** The third area traditionally worked is located in the south of Wiltshire, near to the boundary with the New Forest National Park. This area also provides a supply of soft sand and makes a limited contribution (approximately 5%-10%) to overall supply for the Plan area.
- 1.22** The two remaining resource zones do not currently support any operational quarries but have, in the past, provided a source of sand and gravel. These are the Bristol Avon, which runs broadly along the alignment of the A350 from Melksham up as far as Sutton Benger; and the Salisbury Avon, which heads south from the city of Salisbury to the county boundary.
- 1.23** The aggregates market operates through a broad and complex pattern of supply that does not match local authority areas. If production in one of the Mineral Resource Zones winds down, the difference will not automatically be made up from elsewhere in Wiltshire and Swindon. It is possible that the minerals industry will look for alternative sources outside of the Plan area, meaning that there will be direct impacts within other local authority areas. It could also have real implications for the costs of local construction projects. It is therefore the Councils view, as expressed in table 5 of the Minerals Core Strategy, that, in the meantime, sand and gravel extraction should continue from the current areas of production at roughly similar proportions. Any change in the pattern of supply in the longer term should be carefully coordinated and planned with the relevant affected planning authorities. Policy MCS5 of the Minerals Core Strategy allows for this to happen.

What sort of impacts are associated with a sand and gravel quarry?

- 1.24** There are a number of potential impacts associated with sand and gravel extraction that will need careful consideration and assessment to determine an areas suitability for inclusion in the Aggregate Minerals Site Allocations DPD. The key issues that raise most concern are:
- 1.25** **Quality of life / amenity** – A number of areas of land put forward for consideration are located in close proximity to residential, workplace or recreational areas. Local residents may have concerns regarding impacts relating to noise, dust, visual intrusion, loss of amenity and the landscape setting of settlements. All of these factors, including consideration of the scope for avoidance and mitigation, will need very careful consideration and assessment to ensure that areas likely to result in unacceptable impacts, even with mitigation, are removed from further consideration. It is worth noting that sand and gravel is removed from the ground using mechanical excavators and does not involve blasting, as is often the case for hard rock minerals.
- 1.26** **Birdstrike** – There are a number of active aerodromes within and around the Plan area. The RAF airfield of Fairford, for example, covers an area of land that spans the Wiltshire and Gloucestershire borders. Restoration of mineral working to open water can lead to increased risk to aircraft during landing and takeoff from flocks of birds attracted to the water body. For this reason, Defence Estates have designated airfield safeguarding areas which extend approximately 13km from the runway. A sustained objection by the Defence Estates to a site on Birdstrike grounds will result in the site being removed from further consideration. For this reason, the restoration of quarries in the Upper Thames Valley will need to be very carefully planned.

- 1.27 Access/transport** – HGVs associated with quarries are often the most visible elements of sand and gravel extraction. Access to sites can be difficult where a site is particularly remote, and may need the construction of a haul road. If not appropriately managed there is potential for quarry traffic to use unsuitable roads and create problems such as debris deposit. These aspects can be mitigated through use of wheel washing equipment and routing agreements.
- 1.28 Landscape⁽⁹⁾**- Although sand and gravel extraction is often referred to as a temporary development it can lead to significant and permanent changes to the local landscape. Sand and gravel quarries can be restored to a previous land use and to previous contours but a range of options should be considered, particularly if there are opportunities for enhancement.
- 1.29 Cultural Heritage** – Quarrying has taken place for centuries and has contributed to the historic landscape. However it can also lead to adverse impacts, sometimes permanent, to the historic environment, including impacts to the setting of historic buildings and settlements.
- 1.30 Water environment / flooding** - Quarries can potentially impact upon the quantity and quality of surface and groundwater. The construction of bunds and hard-standing, for example, can affect the flow of surface water. Water bodies also provide habitats for a wide range of flora and fauna, some of which are rare and/or protected. Quarries will need to avoid the potential to degrade the quality of both groundwater and surface water.

What happens next?

- 1.31** Once the consultation period for this document ends the Councils will collate all of the comments received, and use this information to determine the detailed assessments that will be required to demonstrate whether a site should or should not be carried forward into the final draft DPD. The detailed assessments will be undertaken by Wiltshire Council / Swindon Borough Council internal experts or by independent consultants and will cover topics such as:
- Landscape
 - Visual impact
 - Air quality/dust
 - Water environment
 - Noise
 - Cultural Heritage
 - Transport
- 1.32** During the post-consultation period the Councils will be meeting with mineral operators and landowners to determine the deliverability of each of the sites (i.e. the practical aspects of how and when a site could come forward, and potential afteruses). The Councils will also be working with key stakeholders and members of the community to ensure that we have a complete understanding of all the issues and concerns raised, and to ensure that all realistic options for dealing with those issues are fully considered. If new and significant information comes to light, it will be fed into the work undertaken for the detailed assessments and consulted upon, where required.
- 1.33** The Councils will use the results and recommendations of the detailed assessments to select which sites should be included in the pre-submission draft Aggregate Minerals Site Allocations DPD. The draft DPD will represent what the Councils believe to be the most appropriate sites having considered all reasonable alternatives. Stakeholders and communities will then be given a further opportunity to comment when the draft DPD is published for a formal

9 Due to the nature and location of sand and gravel extraction, all potential areas will be subject to more detailed assessment of impacts on landscape character.

six-week period of consultation. No changes will be made to the draft DPD at this stage. However, all comments received within the consultation period will be collated and submitted to the Secretary of State for independent examination along with the draft DPD and other supporting documentation.

- 1.34** An independent planning inspector will consider all the evidence submitted to them and the outcomes of arguments heard during public hearing sessions⁽¹⁰⁾. Once the Inspector is satisfied that all key matters have been duly considered, they will publish their findings and recommendations in a report. These findings and recommendations will be 'binding', meaning that, if the document is found 'sound' the Councils may be required to make minor amendments as set out in the Inspectors Report, or, if the inspector considers the document 'unsound' the Councils will be required to withdraw the document and undertake further work and additional consultation.

Table 1.1 Indicative Timetable for DPD preparation

Pre-submission consultation	March 2011
Submission of draft DPD to Secretary of State / Independent Examination commences	July 2011
Conclusion of Independent Examination	March 2012
Adoption	July 2012

10 The Inspector is responsible for determining whether hearing sessions should be held and the matters that will be discussed at the hearing sessions.

Chapter: 2 The Upper Thames Valley Mineral Resource Zone

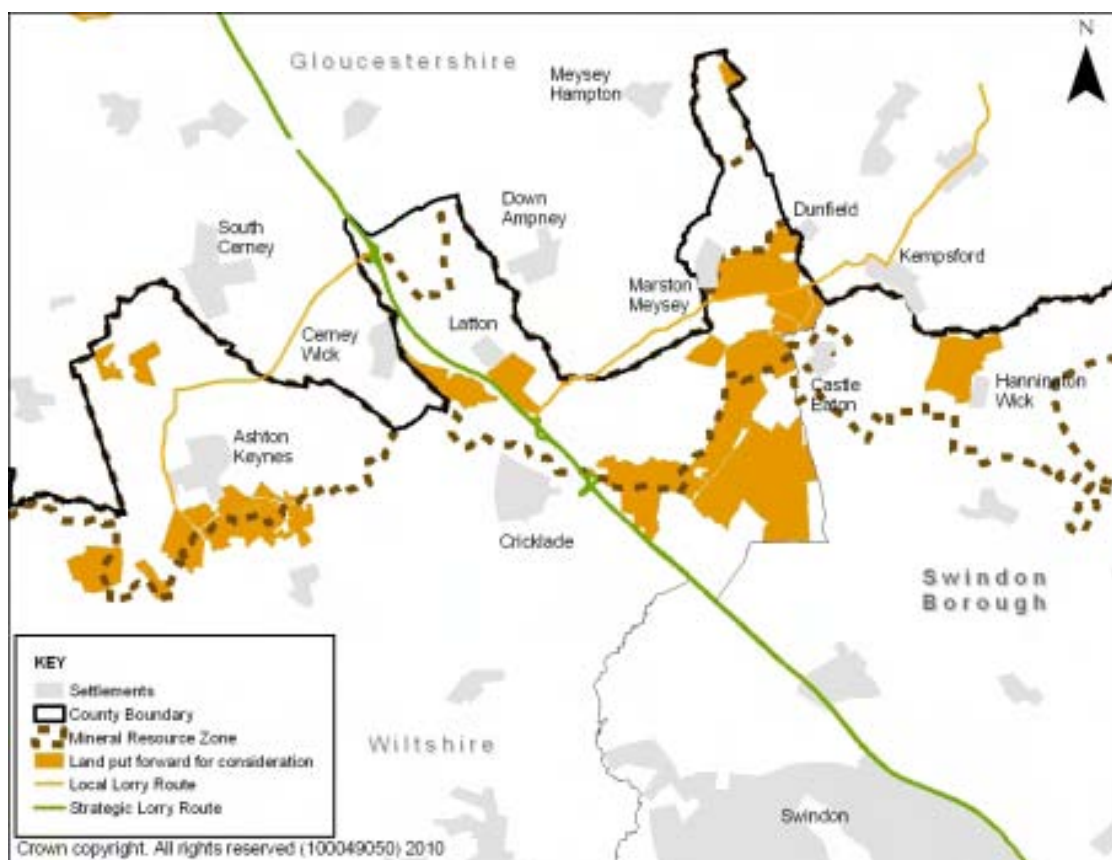
Context

2.1 The Upper Thames Valley area crosses the northern boundary of Wiltshire and Swindon into Gloucestershire and extends eastwards into Oxfordshire. It has historically provided a regionally and locally significant source of high quality sharp sand and gravel that predominantly serves the large construction markets of Swindon, Chippenham, Bath, Bristol, Cheltenham, Gloucester and also Oxford. It is the primary source of sharp sand and gravel from within Wiltshire and Swindon.

2.2 Past decades have seen a gradual increase in production of sharp sand and gravel from the Wiltshire section of the Upper Thames Valley. This increase peaked in 2003 and since then has shown a steady decline. This may, in part, be due to economic circumstance. However, our evidence suggests that the remaining resource cannot sustain forecast demand into the longer term. This is primarily due to the fact that there are very few available sites within this finite resource area. It is highly likely that by 2026 production from the Wiltshire/Swindon section of the Upper Thames Valley will be significantly reduced.

The Minerals Core Strategy allows for this predicted downward trend by directing sand and gravel extraction to the Bristol Avon and Salisbury Avon in the longer term. However, in the short and medium term the Upper Thames Valley is expected to continue to play a significant role in the supply of sand and gravel.

The figure below shows the areas of land (in orange) put forward by developers and landowners in the Upper Thames Valley.



Restoration aspirations for the area

2.3 There are a number of competing interests in the Upper Thames Valley area that will need to be carefully managed to ensure that an appropriate balance is maintained. For this reason it is important to establish clear restoration objectives for each of the potential sites in the Upper Thames Valley that marry with the wider aspirations for the area. The restoration led approach should give a clear indication of the end state of the sites. Stakeholder views on how we achieve the most appropriate balance of competing aspirations will be welcomed.

2.4 The key restoration drivers in this area are set out in the table below.

Table 2.1 Key Restoration Drivers

Driver	Implications
Defence Estates	Due to the naturally high water table in the Upper Thames Valley, the removal of sand and gravel in this area will potentially result in the creation of water bodies. The Defence Estates will object to any water body within 13km of RAF Fairford if the water body is deemed to represent a threat of increased risk of birdstrike to aircraft during take-off and landing. The view of the Defence Estates carries significant weight and could result in a site being refused at the planning application stage.
Cotswold Water Park Society	The Cotswold Water Park Society (CWPS) is a non-profit-distributing environmental body with charitable status dedicated to improving the Cotswold Water Park for wildlife and people. The CWPS have recently published a Biodiversity Action Plan (BAP) which they are keen to see implemented. Sand and gravel sites provide opportunity to create and enhance a range of BAP habitats.
Royal Society for Protection of Birds	The RSPB have aspirations to create a nature reserve for birds at the Cotswold Water Park and see sand and gravel extraction as a key enabler for this. However, the Defence Estates would need to be fully involved and endorse this project.
Regional Nature Map	The South West Regional Nature Map identifies where particular broad habitat types should be maintained and enhanced. For the Upper Thames Valley the Nature Map identifies flood plain grazing marsh and neutral grassland as suitable habitats.
Best and Most Versatile agricultural land	Minerals can only be worked where they exist and areas of best and most versatile agricultural land are often coincident with sand and gravel deposits. Ideally we would seek to allocate areas of leave agricultural value but with resources running out in the Upper Thames Valley, and the need for significant volumes of inert material to restore sites to suitable levels above the water table, this will be a challenging issue to resolve.

Question R1

Have we correctly identified the key drivers for restoration for the area? Please tell us if there are aspirations that we have missed.

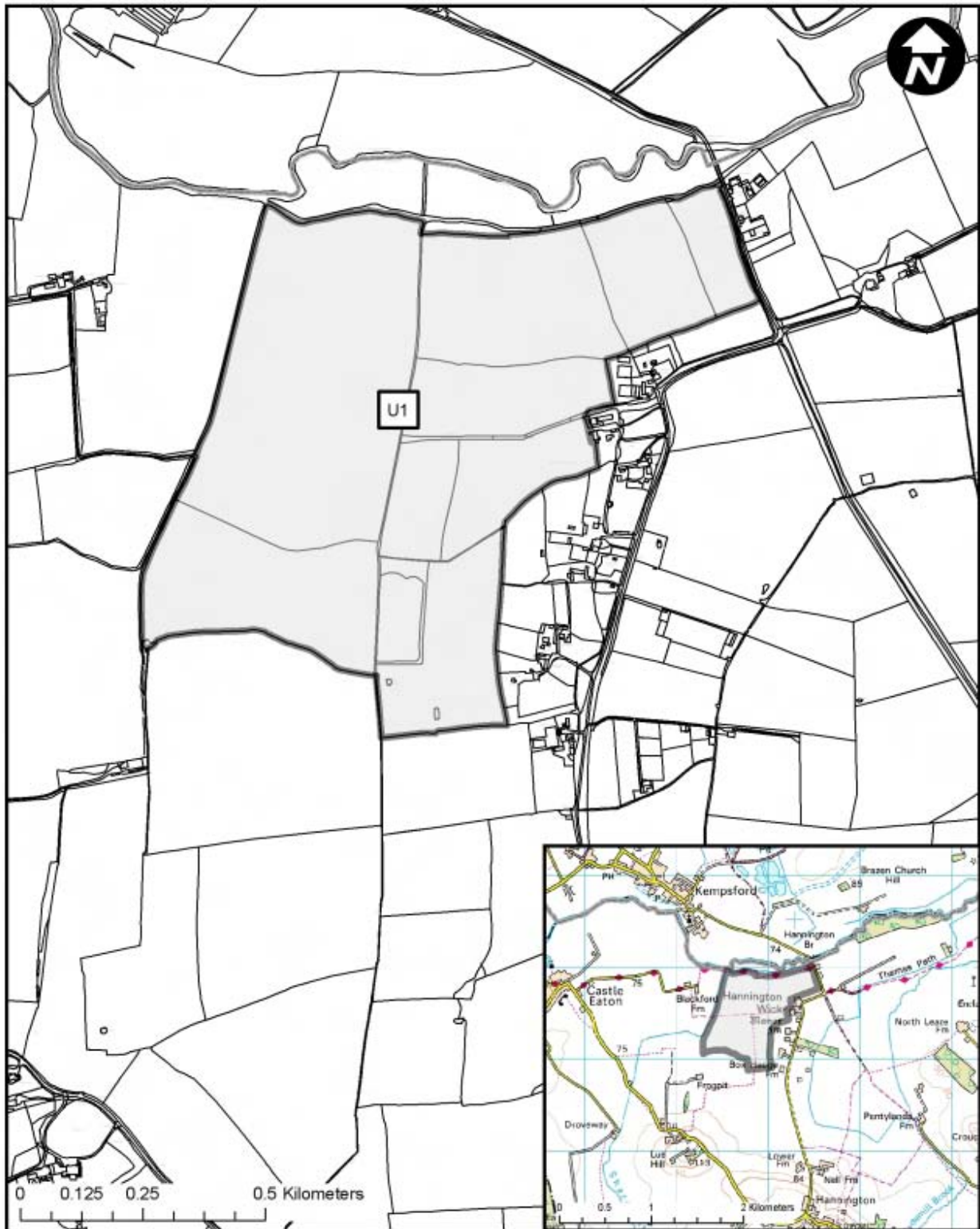
The potential areas for sand and gravel extraction in the Upper Thames Valley Mineral Resource Zone

- 2.5** The remaining pages of this chapter present the areas of land within the Upper Thames Valley that have been put forward for consideration by minerals operators and landowners. None of the areas of land identified in this document at this stage have planning status, and nor do they represent the Councils' preferred sites for development.
- 2.6** Each area within the maps has been allocated a unique reference number and are accompanied by a list of key characteristics of the area, key issues and possible restoration objectives. The lists are not considered to be exhaustive at this stage and we would welcome comments on any of the details presented in this document.

Table 2.2

Number of areas put forward in Upper Thames Valley:	23
Total Estimated Yield:	21,861,250 tonnes
Total hectares:	877.6

Upper Thames Valley Area 1: Land west of Hannington Wick



 Area put forward for consideration

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Table 2.3 Upper Thames Valley Area 1

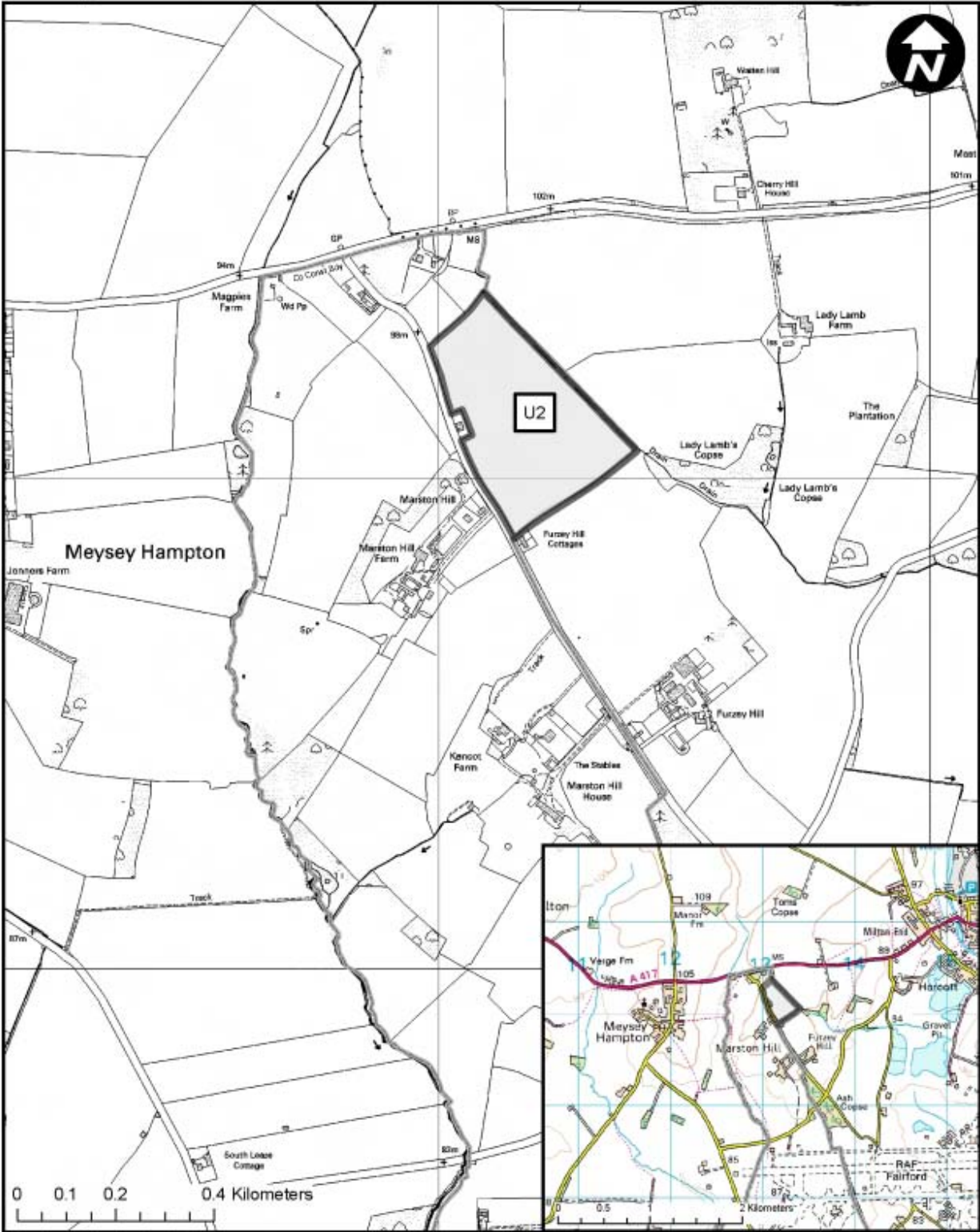
<p>Key Characteristics of area:</p> <ul style="list-style-type: none"> • This is the only area with Swindon Borough. It is located to the north of the Borough near to the boundary with Gloucestershire. It is rural in nature, popular with walkers using the Thames Path National Trail. The area is in agricultural use with approximately 40% classed as Grade 2 and 60% classed as Grade 3 Best and Most Versatile Land. • Although the area is sparsely populated, a number of properties in Hannington Wick lie practically adjacent to the eastern boundary. To the north, the area is relatively well screened by natural vegetation associated by the River Thames moving away from U1, the land rises to the south away from the Thames towards Hannington, which overlooks the area. The area can also be viewed from properties at Lushill. • The River Thames runs along the area's northern boundary, as does the Thames path National Trial, which appears to be well maintained and in frequent use. • The north part of the area falls within the South West Nature Map 'flood plain grazing marsh' habitat. • There are no quarries operating adjacent or in close proximity to the area. Existing access to the HGV road network (approx 3km to A361, 9km to A419) would require the use of the Hannington Wick/Hannington/Kempsford road, which at this stage is not regarded as suitable for quarry traffic. • There are no statutory environmental designations within or adjacent to site. 	
U1 detail:	<p>Size (ha): 76.4</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 1,340,000 (non-borehole est)</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • Dwellings located adjacent to U1 and within 50m of area. Potential for impacts associated with noise, dust, visual intrusion will need further assessment. • Potential visual impacts to properties at Lushill. • Due to proximity of the settlements of Hannington Wick and Hannington, the impacts upon the setting of the villages will need to be assessed. • Existing access to the site is regarded as unsuitable. A route to the north would need to cross River Thames (adequacy of existing bridge needs to be assessed) and would lead through Kempsford. A route south would lead up hill through Hannington Wick and Hannington. Further detailed assessment required, including consideration of feasibility of creating a haul road to cross River Thames. • Established hedgerows and trees within and around site could act as wildlife corridors and need further assessment. • The area can be accessed by Public Rights of Way (PRoWs). Impacts associated with the temporary/permanent stopping or diversion of PRoWs will need to be assessed, particularly if the Thames Path National Trail would be affected.


Key Characteristics of area:	
	<ul style="list-style-type: none"> • The area is approximately 2.5km from RAF Fairford. Options for restoration will need assessing for potential to increase risk of birdstrike. • Area is entirely within Flood Zone 3 and classed as a minor aquifer of high vulnerability. Although sand and gravel extraction is considered compatible with flood zones (PPS25), the location of plant, soil storage (particularly due to agricultural quality of soils) and the use of fill material will need further assessment, in terms of flood risk and potential impacts to surface and groundwater.
Potential restoration options:	Floodplain grazing marsh, agricultural land, BAP habitat creation.

Question U1

Have we correctly identified the key issues and potential restoration options for U1? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Upper Thames Valley Area 2: Lady Lamb Farm



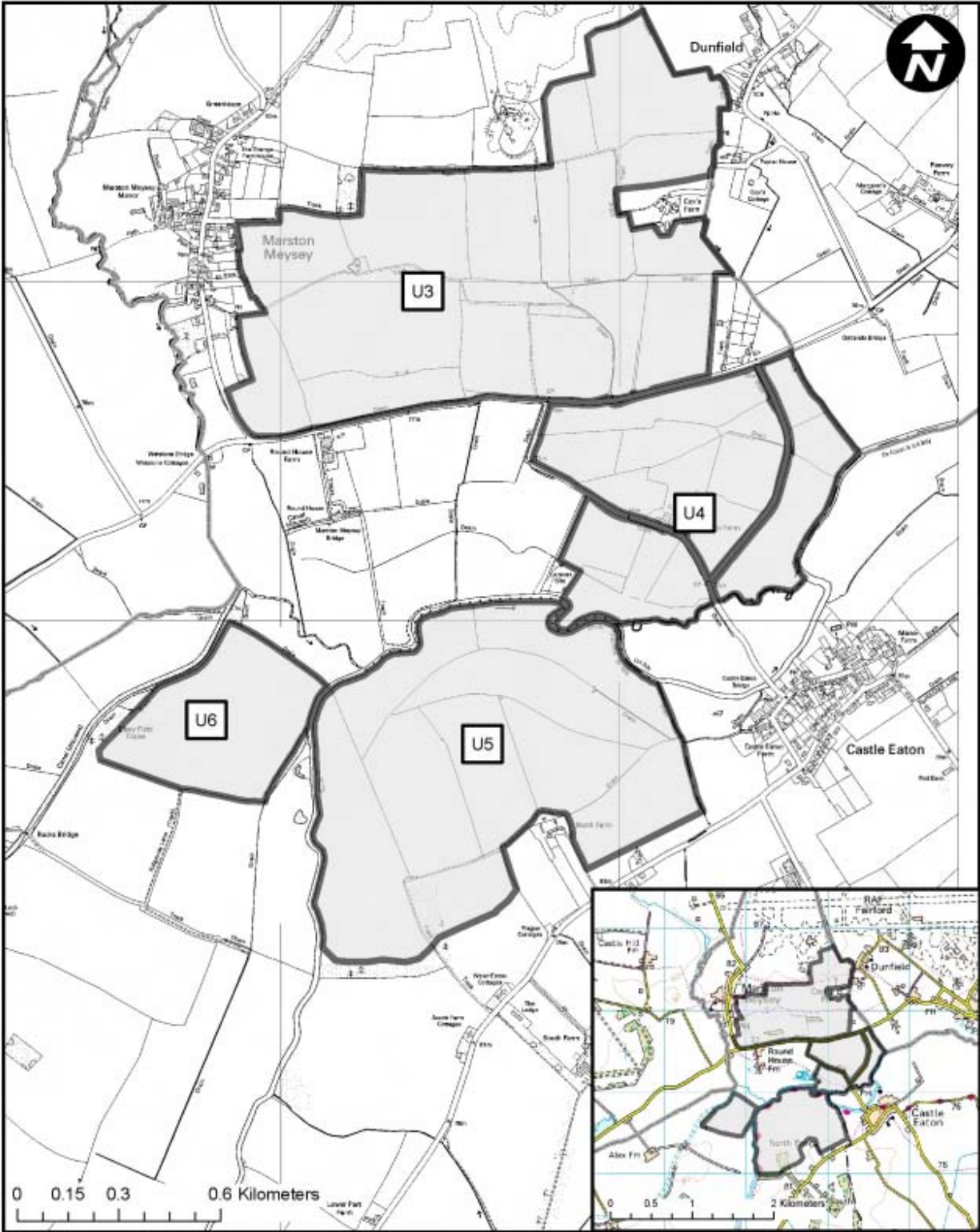
 Land put forward for consideration


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Table 2.4 Upper Thames Valley Area 2

<p>Characteristics of Area:</p> <ul style="list-style-type: none"> • The area situated adjacent to the Wiltshire/ Gloucestershire boundary and is in agricultural use (approx 95% Grade 2, 5% Grade 3 Best and Most Versatile Agricultural Land), with small copses located nearby. • Nearest settlement is Meysey Hampton to the west. There are also dwellings in close proximity to the potential site at Marston Hill, and adjacent to western and southern boundaries of area U2. • The nearest HGV route is the A417 approximately 150m to north, although the existing access road is weight restricted to 7.5 tonnes. • There are no statutory designations within or in close proximity to the land put forward. • There are quarries operating in proximity to area at Horcott in Gloucestershire, to the east. 	
<p>U2 detail:</p>	<p>Size (ha): 10.2</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 355,250 (borehole est)</p> <p>Current use: Agricultural</p>
<p>Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • Impacts of noise, dust and visual intrusion will need to be assessed with regard to nearby dwellings. A separation distance between workings and dwellings may be required, which could affect viability. • Although the potential site is located relatively close to the A417, suitability of access to this road and potential for access to and use of existing local roads will need further assessment. • Area is currently in agricultural use surrounded by established hedgerows and a copse is located nearby. An assessment of ecological value of the area will need to be undertaken, including survey for protected and/or notable species. • Need to establish whether potential site could be worked as part of cross-boundary development with adjacent land identified as Preferred Area for sand and gravel extraction in Gloucestershire Minerals Local Plan. • Due to close proximity to RAF Fairford (approximately 1.8km), options for restoration will need assessing for potential to increase risk of birdstrike.
<p>Potential Restoration Opportunities:</p>	<p>Due to high quality of agricultural land the feasibility of returning potential site to agricultural use will need consideration, as will the potential for biodiversity gain.</p>
<p>Question U2</p> <p>Have we correctly identified the key issues and potential restoration options for U2? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.</p>	

Upper Thames Valley Area 3: Land between Castle Eaton and Marston Meysey



 Areas put forward for consideration

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Table 2.5 Upper Thames Valley Area 3

Characteristics of Area/ Common Issues:	
<ul style="list-style-type: none"> • The areas of land put forward for consideration are currently in agricultural use (typically Grades 2 and 3 Best and Most Versatile agricultural land), and are adjacent to or in close proximity to the northern, eastern and southern boundary of the existing quarry at Roundhouse Farm. • The River Thames runs broadly west to east through the area, adjacent to the southern boundary of area U4 and the northern boundary of U5. • The nearest settlements are Marston Meysey to the north and west and Castle Eaton to the southwest. • The area is served by the proposed spine road which links to the A419, although U5 and U6 do not have direct access. Assessment of access and suitability of the road network to accommodate quarry traffic required. • Due to close proximity to RAF Fairford (practically adjacent for U3), options for restoration will need assessing for potential to increase risk of birdstrike for all land put forward in the area. • Due to agricultural use and presence of established hedgerows and the River Thames, an assessment of ecological value of all land put forward within the area will need to be undertaken, including survey for protected and/or notable species. • Significant parts of areas coincide with flood plain in places and Minor aquifer. River Thames in close proximity. Although sand and gravel extraction is considered compatible with flood zones (PPS25), the location of plant, soil storage (particularly due to agricultural quality of soils) and the use of fill material will need further assessment. Potential for increasing flood storage capacity for area in longer term should also be assessed. Assessment of potential impacts to surface water and groundwater required. 	
U3 detail:	<p>Size (ha): 106.1</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 2,400,000 (borehole est)</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • Area U3 is in close proximity to dwellings at Marston Meysey, Dunfield and Cox's Farm. Open views across fields to the west of the site from Marston Meysey. Opens views to fields to east of site from Cox's Farm. Further assessment of potential impacts associated with noise, dust and visual intrusion required. • Due to proximity to conservation area at Marston Meysey an assessment of the potential impacts to the setting of the village and relevant listed buildings will need to be undertaken. • Possibility for creating access to C116 will need to be assessed. • Approximately 70% of site is Grade 2, 30% Grade 3 Best and Most Versatile Agricultural Land. Further assessment of the feasibility for storage of soils and restoration to agriculture will need to be undertaken. • A number of PRowS cross the area. Assessment of impacts of temporary/permanent stopping or diversion of routes need to be assessed.
Potential Restoration Opportunities:	Agriculture, flood alleviation for nearby settlements, biodiversity enhancement.

Question U3

Have we correctly identified the key issues and potential restoration options for U3? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.

U4 detail:	Size (ha): 49.7 Resource type: Sharp sand and gravel Estimated resource yield: 812,000 (borehole estimates) Current use: Agriculture
Key issues requiring further assessment:	<ul style="list-style-type: none">• Part of area U4 is adjacent to Second Chance caravan/camping site. Views from dwellings in Castle Eaton. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed with additional consideration for the timings of potential development of area U4 in relation to development in the surrounding area.• St Mary's church (12th Century listed building) in Castle Eaton overlooks fields to east of U4. Assessment of impacts to setting of church required.• Access to roads that pass through site is weight restricted to 7.5 tonnes. Feasibility of access to C116 or potential for working as extension to nearby quarries will need to be assessed.• A PRoW crosses the area. Assessment of impacts of temporary/permanent stopping or diversion of route need to be assessed.
Potential Restoration Opportunities:	Agriculture, flood alleviation, biodiversity enhancement.

Question U4

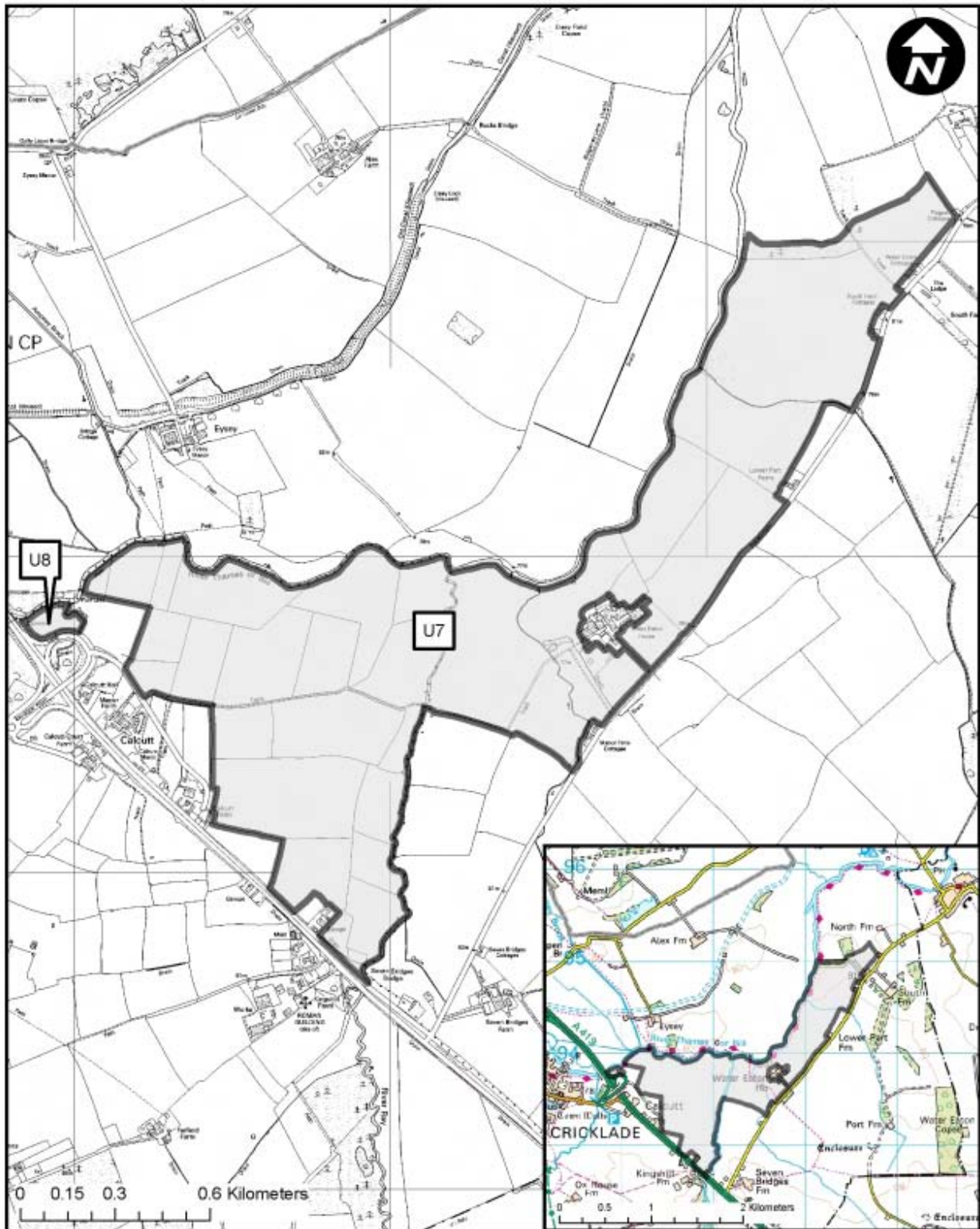
Have we correctly identified the key issues and potential restoration options for U4? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.

U5 detail:	Size (ha): 75.6 Resource type: Sharp sand and gravel Estimated resource yield: 300,000 (non-borehole estimate)
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	Current use: Agriculture
Key issues requiring further assessment:	<ul style="list-style-type: none"> Part of area U5 is exposed to open views from Second Chance caravan/camping site, separated by the River Thames. Dwellings in Castle Eaton, and those along the road leading to Castle Eaton (North Farm, Plague cottages, Water Eaton cottages) are in close proximity to site. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed with additional consideration for the timings of potential development of area U5 in relation to development in the surrounding area. Castle Eaton road junction to A419 is not suitable for quarry traffic. Therefore feasibility for links to nearby quarries will need to be assessed. Area U5 is within Community Forest area. Potential for creation of woodland will need to be assessed. Area U5 falls within 'floodplain grazing marsh' South West Nature Map area A lens of willow coppice (2-3 years growth?) is located within the site, surrounded by established trees. 60% of area within Mineral Resource Zone. Assessment of conformity with Minerals Core Strategy required.
Potential Restoration Opportunities:	Agriculture, woodland, biodiversity enhancement, flood plain grazing marsh.
<p>Question U5</p> <p>Have we correctly identified the key issues and potential restoration options for U5? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.</p>	
U6 detail:	<p>Size (ha): 20.1</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 350,000</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> Entire area is classed as a Scheduled Ancient Monument. More detailed assessment required and discussion with English Heritage on possible options, if any, for working this area.

	<ul style="list-style-type: none"> • Area U6 falls within 'floodplain grazing marsh' South West Nature Map area • Existing access to site is poor. Need to assess potential for linking to nearby quarry.
Potential Restoration Opportunities:	Agricultural land, flood plain grazing marsh, biodiversity enhancement.
<p>Question U6</p> <p>Have we correctly identified the key issues and potential restoration options for U6? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.</p>	

Upper Thames Valley Area 4: Land east of Calcutt



 Areas put forward for consideration

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Table 2.6 Upper Thames Valley Area 4

<p>Characteristics of Area/ Common Issues:</p> <ul style="list-style-type: none"> • The areas of land put forward for consideration are currently in agricultural use (typically Grades 2 and 3 Best and Most Versatile agricultural land), and are adjacent to or in close proximity to the south western boundary of Eysey Quarry. • The River Thames runs along the western boundary of U7. • The nearest settlements are Cricklade to the west and Castle Eaton to the northeast. • The area is served by the A419, and U7 and U8 potentially have direct access via Cricklade junction. Assessment of access and suitability of road network to accommodate quarry traffic required. • Due to proximity to RAF Fairford, options for restoration will need assessing for potential to increase risk of birdstrike. • Due to agricultural use and presence of established hedgerows, and close proximity to River Thames an assessment of ecological value of all land put forward within the area will need to be undertaken, including survey for protected and/or notable species. Potential for impacts to the integrity of North Meadow Special Area of Conservation (SAC) (approximately 1.1km to west) will need to be assessed • Significant parts of areas coincide with flood plain and Minor aquifer. Although sand and gravel extraction is considered compatible with flood zones (PPS25), the location of plant, soil storage (particularly due to agricultural quality of soils) and the use of fill material will need further assessment. Potential for increasing flood storage capacity for area in longer term should also be assessed. Assessment of potential impacts to surface water and groundwater required. • Area falls entirely within Community Forest objective area. 	
<p>U7 detail:</p>	<p>Size (ha): 172.6</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 2,200,000 (non-borehole estimate)</p> <p>Current use: Agriculture</p>
<p>Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • Dwellings are located adjacent to and in proximity to U7. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • Oil pipeline, and low level power lines cross site. • One PRoW crosses the site and another (Thames Path National Trail runs along the boundary following the line of the River Thames. • 40% of area falls within Mineral Resource Zone, quality/quantity of resource (currently Wiltshire Council estimate) outside MRZ needs further assessment.
<p>Potential Restoration Opportunities:</p>	<p>Agriculture, woodland, biodiversity enhancement / BAP habitat creation.</p>

Question U7

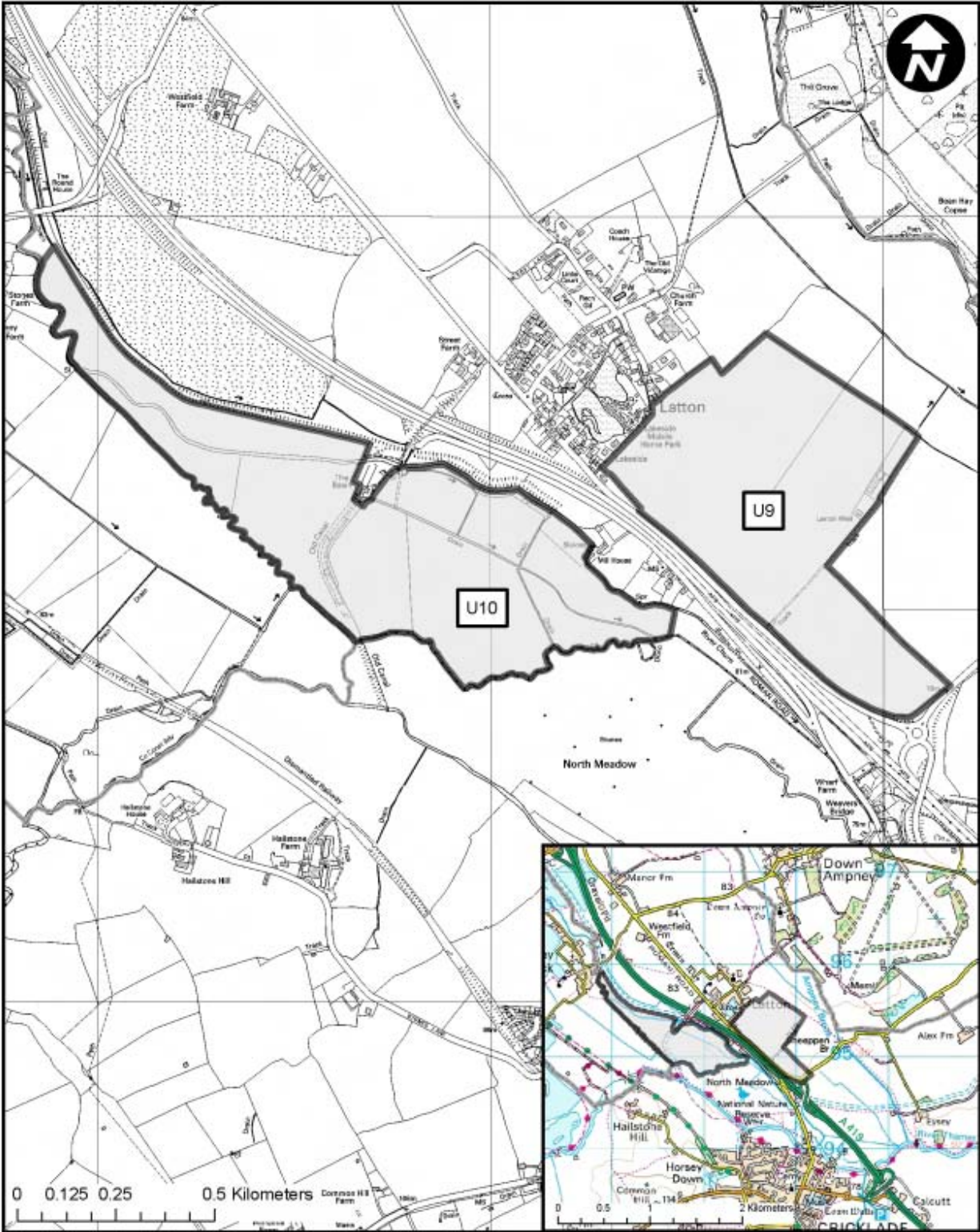
Have we correctly identified the key issues and potential restoration options for U7? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.

U8 detail:	Size (ha): 1.3 Resource type: Sharp sand and gravel Estimated yield: 22,000 tonnes (non-borehole estimate) Current use: Agriculture
Key issues requiring further assessment:	<ul style="list-style-type: none">• 2 PRowS cross area U8.• Potential for linking U8 with nearby quarry will need to be assessed.• Proximity to River Thames and potential standoffs from this water body will need to be assessed.
Potential Restoration Opportunities:	Agriculture, woodland, biodiversity enhancement / BAP habitat creation.

Question U8

Have we correctly identified the key issues and potential restoration options for U8? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.

Upper Thames Valley Area 5: Land near Latton



 Areas put forward for consideration

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Table 2.7 Upper Thames Valley Area 5

Characteristics of Area/ Common Issues:	
<ul style="list-style-type: none"> • The areas of land put forward for consideration are currently in agricultural use (Grades 2 and 3 Best and Most Versatile agricultural land). • The areas are in close proximity to the existing quarry at Latton. • The nearest settlements are Cricklade to the south and Latton to the north • The area is served by the A419. Potential for areas to be linked to existing quarry. Assessment of access and suitability of road network to accommodate quarry traffic required. • Due to proximity to RAF Fairford, options for restoration will need assessing for potential to increase risk of birdstrike. • Due to agricultural use and presence of established hedgerows an assessment of ecological value of land put forward within the area will need to be undertaken, including survey for protected and/or notable species. • Significant parts of areas coincide with flood plain in places and Minor aquifer. Although sand and gravel extraction is considered compatible with flood zones (PPS25), the location of plant, soil storage (particularly due to agricultural quality of soils) and the use of fill material will need further assessment. Potential for increasing flood storage capacity for area in longer term should also be assessed. Assessment of potential impacts to surface water and groundwater required. 	
U9 detail:	<p>Size (ha): 42.1</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 1,250,000 (borehole estimate)</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • Dwellings in Latton adjacent to and in close proximity to U9. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • A significant part of U9 is classed as Scheduled Ancient Monument. Further assessment and discussion with English Heritage required. • U9 is approximately 50m from North Meadow SAC. Assessment of the potential to affect the integrity of the European designation, and discussion with Natural England and the Environment Agency (connectivity with groundwater flow) required. • Approximately 50% of U9 falls within 'floodplain grazing marsh' South West Nature Map area. • Potentially good access to A419 but suitability of access will need further assessment.
Potential Restoration Opportunities:	Agriculture, floodplain grazing marsh, biodiversity enhancement / BAP habitat creation.

Question U9

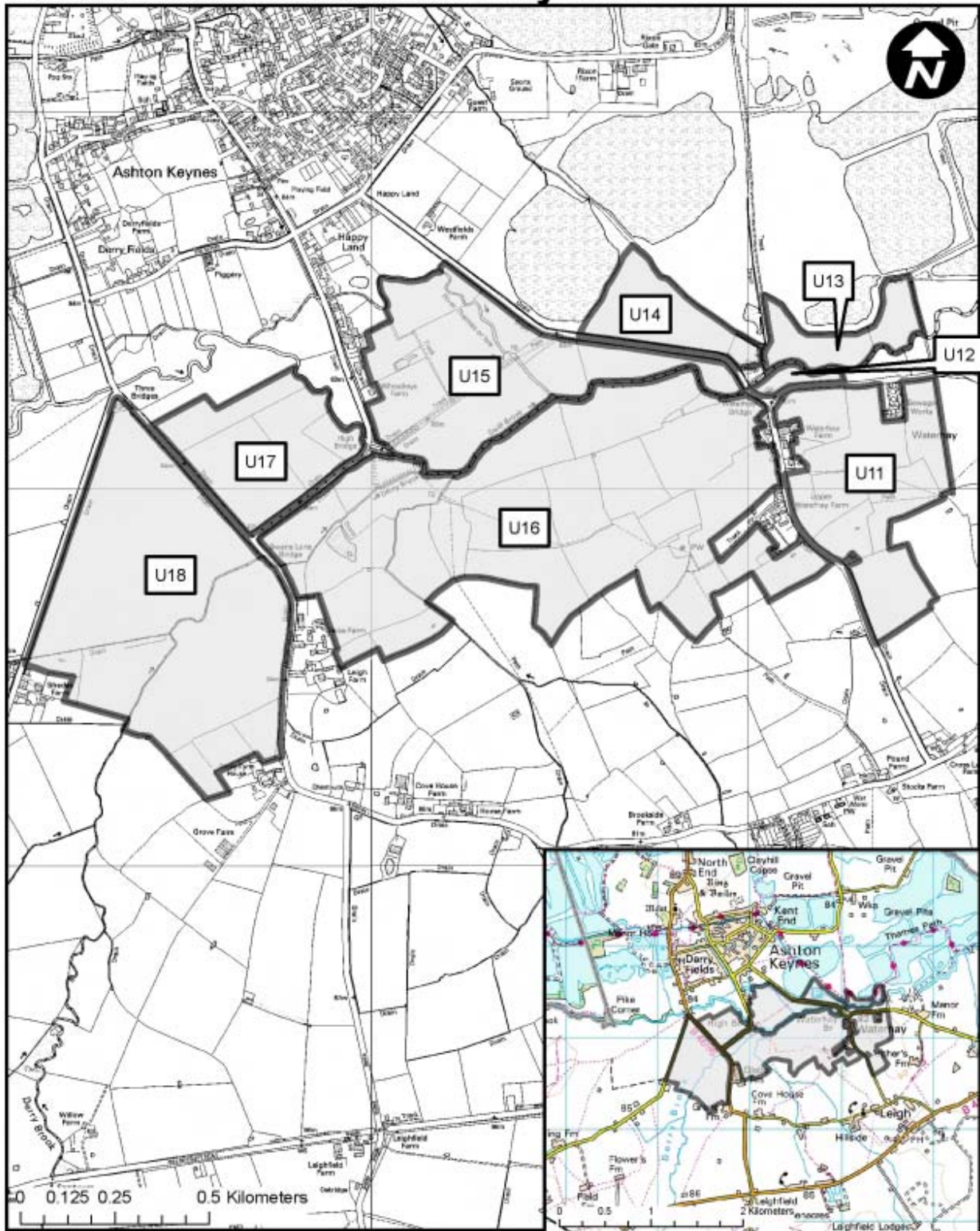
Have we correctly identified the key issues and potential restoration options for U9? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.

U10 detail:	<p>Size (ha): 50.7</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 1,500,000 (borehole estimate)</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • U10 is adjacent to North Meadow SAC. Assessment of the likelihood of potential impacts to the integrity of this designation, and discussion with Natural England and the Environment Agency (connectivity with groundwater flow) required. • Environment Agency should also be consulted on possible impacts to River Churn. • U10 appears to contain unimproved marsh/grassland. Assessment required. • The alignment of a spur of the former Wilts/Berks canal and associated PRoWs cross the site. This part of the area contains established trees and possibly acts as wildlife corridor. Assessment of biodiversity value of former canal required. • Approximately 50% of U9 falls within 'floodplain grazing marsh', 50% standing open water South West Nature Map area. • Some restoration work has been undertaken on part of the canal adjacent to site. Assessment of potential impact to alignment of canal required.
Potential Restoration Opportunities:	Agriculture, floodplain grazing marsh, standing open water, biodiversity enhancement / BAP habitat creation.

Question U10

Have we correctly identified the key issues and potential restoration options for U10? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.

Upper Thames Valley Area 6: Land south of Ashton Keynes



 Areas put forward for consideration

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Table 2.8 Upper Thames Valley Area 6

Characteristics of Area/ Common Issues:	
<ul style="list-style-type: none"> • The areas of land put forward for consideration are currently in agricultural use (predominantly grades 3 and 4 Best and Most Versatile agricultural land). • Nearest operational quarry at Cleveland Farm to the north. • The nearest settlement is Ashton Keynes to the north • The area is accessed by the B4696. Assessment of access and suitability of road network to accommodate quarry traffic required. • Due to proximity to RAF Fairford, options for restoration will need assessing for potential to increase risk of birdstrike. • Due to agricultural use and presence of established hedgerows an assessment of ecological value of land put forward within the area will need to be undertaken, including survey for protected and/or notable species. • Significant parts of areas coincide with flood plain and Minor aquifer. Although sand and gravel extraction is considered compatible with flood zones (PPS25), the location of plant, soil storage (particularly due to agricultural quality of soils) and the use of fill material will need further assessment. Potential for increasing flood storage capacity for area in longer term should also be assessed. Assessment of potential impacts to surface water and groundwater required. 	
U11 detail:	<p>Size (ha): 19.4</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 102,000 (non-borehole est)</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • Dwellings at Waterhay Farm adjacent to and in close proximity to U11 to the west. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • U11 does not have direct access to the B4696. Further assessment of existing road network (7.5 tonne weight restriction) and possible links with other areas put forward required. • PRow crosses area U11. Assessment of potential impacts of temporary/permanent stopping or diversion required. • U11 falls within 'neutral grassland' South West Nature Map area. • U11 falls just outside Mineral Resource Zone. Potential issues with conformity with Minerals Core Strategy.
Potential Restoration Opportunities:	Agriculture, neutral grassland, biodiversity enhancement / BAP habitat creation.
<p>Question U11</p> <p>Have we correctly identified the key issues and potential restoration options for U11? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.</p>	

U12 detail:	Size (ha): 1.0 Resource type: Sharp sand and gravel Estimated resource yield: 53,000 (non-borehole est) Current use: Agriculture
Key issues requiring further assessment:	<ul style="list-style-type: none"> • Dwellings at Waterhay Farm , <100m to south of U12. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • U12 is adjacent to 2 County Wildlife Sites (CWP pits 59, 68a, 68b, 68c, 68d, 72, 74, 78a & 78b, and River Thames) to north. Assessment of potential impacts (both positive and negative) required. • U12 does not have direct access to B4696. Further assessment of existing road network (7.5 tonne weight restriction) and possible links with other areas put forward required. • The site effectively forms a small island between the River Thames and unclassified road. Assessment of potential impacts to water course. • PRow crosses U12. Assessment of potential impacts of temporary/permanent stopping or diversion required. • U12 falls within 'standing open water' South West Nature Map area. • 100% of U12 falls within Community Forest boundary. Assessment of potential to deliver this objective required.
Potential Restoration Opportunities:	Agriculture, standing open water, woodland, biodiversity enhancement / BAP habitat creation.
<p>Question U12</p> <p>Have we correctly identified the key issues and potential restoration options for U12? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.</p>	
U13 detail:	Size (ha): 4.8 Resource type: Sharp sand and gravel Estimated resource yield: 250,000 (non-borehole est) Current use: Agriculture

Key issues requiring further assessment:	<ul style="list-style-type: none"> • Dwellings at Waterhay Farm ,100m to south of U13. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • U13 is within County Wildlife Sites (CWP pits 59, 68a, 68b, 68c, 68d, 72, 74, 78a & 78b) and adjacent to River Thames to south. Assessment of potential impacts (both positive and negative) required. • U13 shares access with public car park and does not have direct access to the B4696. Further assessment of existing road network (7.5 tonne weight restriction) and possible links with other areas put forward required. • PRow crosses U13. Assessment of potential impacts of temporary/permanent stopping or diversion required. • U13 falls within 'standing open water' South West Nature Map area.
Potential Restoration Opportunities:	Agriculture, standing open water, biodiversity enhancement / BAP habitat creation.
<p>Question U13</p> <p>Have we correctly identified the key issues and potential restoration options for U13? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.</p>	
U14 detail:	<p>Size (ha): 6.5</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 340,000 (non-borehole est)</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • 1 property adjacent to U15 to west. 1 property approx 100m of site to west. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • U14 is adjacent to County Wildlife Site (CWP pits 59, 68a, 68b, 68c, 68d, 72, 74, 78a & 78b) to east and nature reserve for breeding birds associated with former quarry to north east. Assessment of potential impacts (both positive and negative) required. • U14 does not have direct access to the B4696. Further assessment of existing road network (7.5 tonne weight restriction) and possible links with other areas put forward required. • U14 falls within 'standing open water' South West Nature Map area.
Potential Restoration Opportunities:	Agriculture, standing open water, biodiversity enhancement / BAP habitat creation.

Question U14

Have we correctly identified the key issues and potential restoration options for U14? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.

U15 detail:	<p>Size (ha): 23.4</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 1,230,000 (non-borehole est)</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • Farmhouse and Bed and Breakfast located adjacent to site to west. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • River Thames County Wildlife Site runs through area U15. Assessment of potential impacts (both positive and negative) required. • U15 does not have direct access to the B4696. Further assessment of existing road network (7.5 tonne weight restricted) and possible links with other areas put forward required. • PRoW crosses U15. Assessment of potential impacts of temporary/permanent stopping or diversion required. • 100% within Community Forest boundary. • U15 falls within 'standing open water' South West Nature Map area.
Potential Restoration Opportunities:	Agriculture, standing open water, woodland, biodiversity enhancement / BAP habitat creation.

Question U15

Have we correctly identified the key issues and potential restoration options for U15? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.

U16 detail:	<p>Size (ha): 62.7</p> <p>Resource type: Sharp sand and gravel</p>

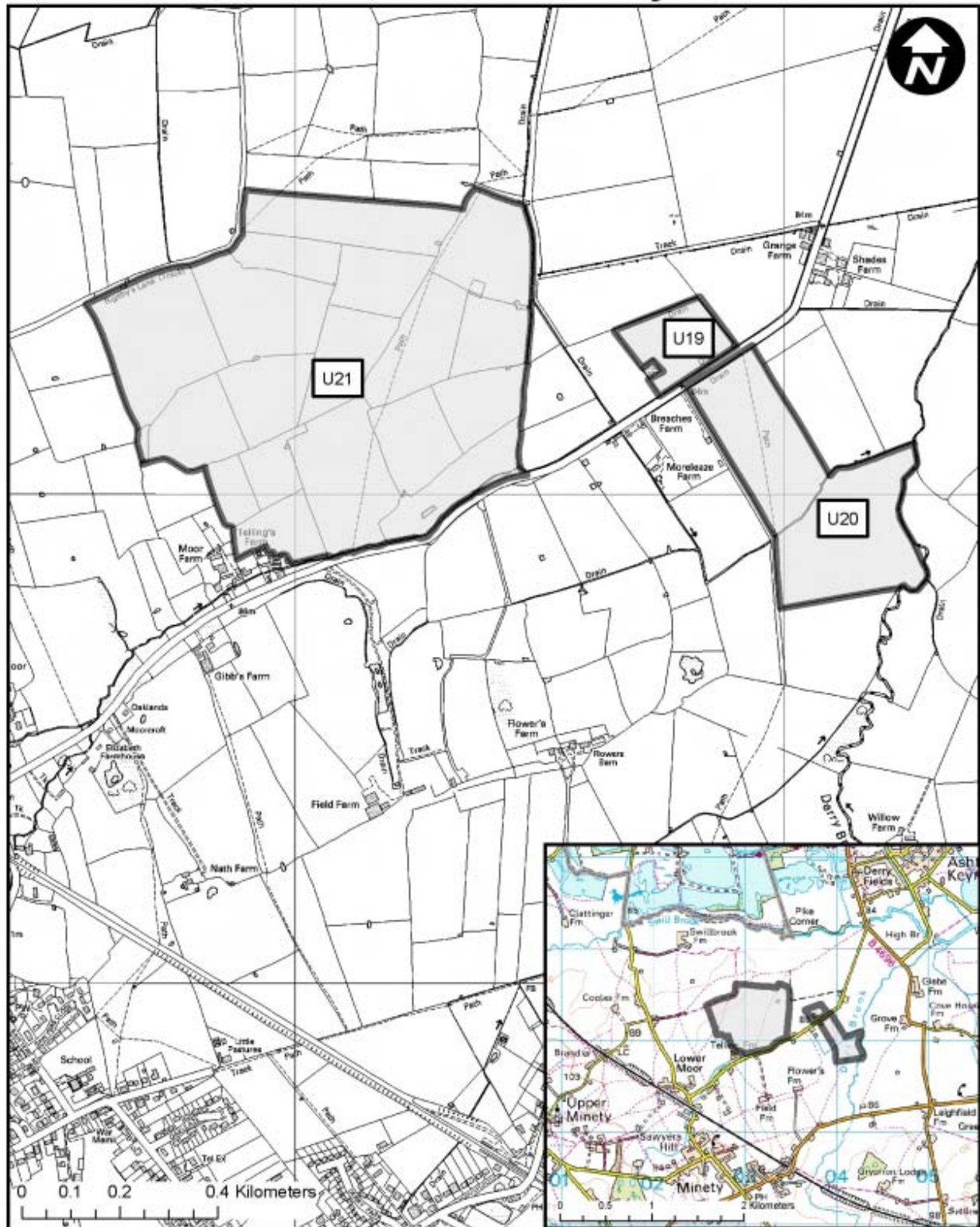
	<p>Estimated resource yield: 1,975,000 (non-borehole est)</p> <p>Current use: Agriculture</p>
<p>Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • Dwellings located adjacent to U16 to east and west. Views from B&B to north (located adjacent to western boundary of U15). Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • The Chancel, Waterhay County Wildlife Site is entirely within U16. Assessment of current condition of CWS and potential impacts required. Small lake and copse, which appear to be a managed for nature conservation, within area are likely to have ecological value and therefore their significance should also be assessed. • Further assessment of existing road network and possible links with other areas put forward required. • Several PRowS cross U16. Assessment of potential impacts of temporary/permanent stopping or diversion of these routes required. • Assessment of historical significance of structure ('The Chancel') located within site. • 100% within Community Forest boundary. • Approximately 70% within 'standing open water' 20% 'neutral grassland' South West Nature Map area. • 25% in Mineral Resource Zone. Assessment of conformity with Minerals Core Strategy required.
<p>Potential Restoration Opportunities:</p>	<p>Agriculture, standing open water, neutral grassland, woodland, biodiversity enhancement / BAP habitat creation.</p>
<p>Question U16</p> <p>Have we correctly identified the key issues and potential restoration options for U16? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.</p>	
<p>U17 detail:</p>	<p>Size (ha): 13.0</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 680,000 (non-borehole est)</p> <p>Current use: Agriculture</p>
<p>Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • A number of dwellings are located within approximately 100-200m from U17. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed.


	<ul style="list-style-type: none"> • Assessment of ecological value of U17 and potential impacts to County Wildlife Site in proximity (approx 140m) should also be assessed. • Potential access to B4696. Further assessment of existing road network and possible links with other areas put forward required. • 100% within Community Forest boundary. • U17 falls within 'standing open water' South West Nature Map area.
Potential Restoration Opportunities:	Agriculture, standing open water, woodland, biodiversity enhancement / BAP habitat creation.
<p>Question U17</p> <p>Have we correctly identified the key issues and potential restoration options for U17? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.</p>	
U18 detail:	<p>Size (ha): 42.4</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 1,780,000 (non-borehole est)</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • A number of dwellings approximately 100-200m from U18. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • Assessment of ecological value of U18 and potential impacts to adjacent County Wildlife Site should also be assessed. • Potential access to B4696. Further assessment of existing road network and possible links with other areas put forward required. • 60% of area falls within neutral grassland South West Nature Map area • 60% in Mineral Resource Zone. Assessment of conformity with Minerals Core Strategy required.
Potential Restoration Opportunities:	Agriculture, neutral grassland, biodiversity enhancement / BAP habitat creation.

Question U18

Have we correctly identified the key issues and potential restoration options for U18? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.

Upper Thames Valley Area 7: Land south west of Ashton Keynes



 Areas put forward for consideration

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Table 2.9 Upper Thames Valley Are 7

Characteristics of Area/ Common Issues:	
<ul style="list-style-type: none"> • The areas of land put forward for consideration are currently in agricultural use (predominantly grades 3 and 4 Best and Most Versatile agricultural land). • Nearest operational quarry at Cleveland Farm to the northeast. • The nearest settlement is Ashton Keynes to the northeast • The area is accessed from the B4696. Assessment of access and suitability of road network to accommodate quarry traffic required. • Due to proximity to RAF Fairford, options for restoration will need assessing for potential to increase risk of birdstrike. • Due to agricultural use and presence of established hedgerows an assessment of ecological value of land put forward within the area will need to be undertaken, including survey for protected and/or notable species. • Significant parts of areas coincide with flood plain and Minor aquifer. Although sand and gravel extraction is considered compatible with flood zones (PPS25), the location of plant, soil storage (particularly due to agricultural quality of soils) and the use of fill material will need further assessment. Potential for increasing flood storage capacity for area in longer term should also be assessed. Assessment of potential impacts to surface water and groundwater required. 	
U19 detail:	<p>Size (ha): 2.4</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 127,000 (non-borehole est)</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • Dwellings within 60m to the west of U19. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • Structures present on site. Assessment of potential impacts required. • Assessment of ecological value of U19 and potential impacts to County Wildlife Site in proximity (approx 130m) and priority habitat (approx 100m) should also be assessed. • U19 does not have direct access to the B4696. Existing access to site is via a single lane road with very few passing points appears unsuitable for use by quarry vehicles. Widening of road (a distance of approximately 1km) would be difficult to engineer due to established trees and hedgerows and ditches either side of road. Further assessment required.
Potential Restoration Opportunities:	Agriculture, biodiversity enhancement / BAP habitat creation.

Question U19

Have we correctly identified the key issues and potential restoration options for U19? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.

U20 detail:	<p>Size (ha): 12.1</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 475,000 (non-borehole est)</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • 1 Dwelling adjacent to U20, other dwellings approx 100m. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • Assessment of ecological value of U20 and potential impacts to County Wildlife Site in proximity (approx 130m) and priority habitat (approx 220m) should also be assessed. • PRow crosses area U20. Assessment of potential impacts of temporary/permanent stopping or diversion required. • Existing access to site is via a single lane road with very few passing points appears unsuitable for use by quarry vehicles. Widening of road (a distance of approximately 1km) would be difficult to engineer due to established trees and hedgerows and ditches either side of road. • U20 falls within 'neutral grassland' South West Nature Map area.
Potential Restoration Opportunities:	Agriculture, neutral grassland, woodland, biodiversity enhancement / BAP habitat creation.

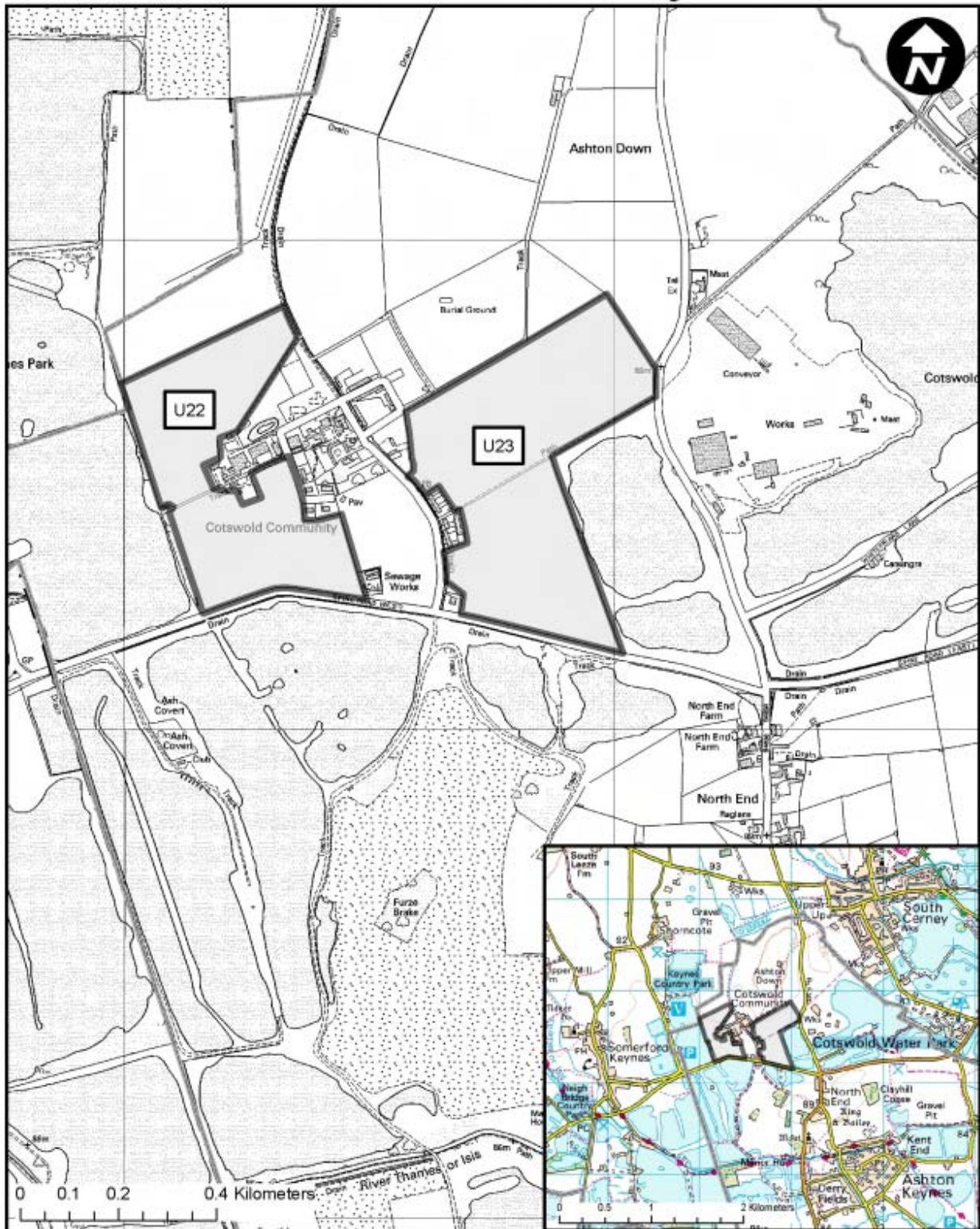
Question U20

Have we correctly identified the key issues and potential restoration options for U20? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.

U21 detail:	Size (ha): 50.9
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	<p>Resource type: Sharp sand and gravel</p> <p>Estimated resource yield: 1,330,000 (non-borehole est)</p> <p>Current use: Agriculture</p>
<p>Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • Dwelling adjacent to U20 at Telling Farm. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • Approximately 1.2km from Clattinger Farm SAC. Assessment of potential impacts to integrity of designation required. • Aerial photo reveals series of markings in fields. Assessment of significance of markings and historic value of area required. • Assessment of ecological value of U21 and potential impacts to adjacent County Wildlife Site/Priority Habitat and nearby (approx 60m) County Wildlife Site should also be assessed. • PRowS cross area U21. Assessment of potential impacts of temporary/permanent stopping or diversion required. • Several woodland grant schemes currently within site. • Existing access to site is via a single lane road with very few passing points appears unsuitable for use by quarry vehicles. Widening of road (a distance of approximately 1km) would be difficult to engineer due to established trees and hedgerows and ditches either side of road. • U21 falls within 'neutral grassland' South West Nature Map area. • 40% within Mineral Resource Zone. Assessment of conformity with Minerals Core Strategy required.
<p>Potential Restoration Opportunities:</p>	<p>Agriculture, neutral grassland, woodland, biodiversity enhancement / BAP habitat creation.</p>
<p>Question U21</p> <p>Have we correctly identified the key issues and potential restoration options for U21? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.</p>	

Upper Thames Valley Area 8: Land near Cotswold Community



 Areas put forward for consideration

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Table 2.10 Upper Thames Valley Area 8

Characteristics of Area/ Common Issues:	
<ul style="list-style-type: none"> • The areas of land put forward for consideration are currently in agricultural use (predominantly grades 2 and 3 Best and Most Versatile agricultural land). • Nearest operational quarry at Shorncote to the north. • The nearest settlement is Ashton Keynes to the southeast. The Cotswold Community School (including residential buildings) is located adjacent (and between) areas U22 and U23. • The area is accessible from the B4696. Assessment of access and suitability of road network to accommodate quarry traffic required. • Due to proximity to RAF Fairford, options for restoration will need assessing for potential to increase risk of birdstrike. • Due to agricultural use and presence of established hedgerows an assessment of ecological value of land put forward within the area will need to be undertaken, including survey for protected and/or notable species. • Significant parts of areas coincide with flood plain and Minor aquifer. Although sand and gravel extraction is considered compatible with flood zones (PPS25), the location of plant, soil storage (particularly due to agricultural quality of soils) and the use of fill material will need further assessment. Potential for increasing flood storage capacity for area in longer term should also be assessed. Assessment of potential impacts to surface water and groundwater required. 	
U22 detail:	<p>Size (ha): 14.4</p> <p>Resource type: Sharp sand and gravel</p> <p>Estimated yield: 1,260,000 tonnes (non-borehole est)</p> <p>Current use: Agriculture</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • U22 is located between Cotswold Community School and Keynes Country Park. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • Assessment of ecological value of U22 and potential impacts to adjacent County Wildlife Site should also be assessed. • Feasibility of access to B4696 would need assessment due to proximity to existing access at Cotswold Community School and bend in road which could restrict views for quarry traffic exiting site. • Approximately 50% of U22 falls within 'standing open water' South West Nature Map area.
Potential Restoration Opportunities:	Agriculture, standing open water, biodiversity enhancement / BAP habitat creation.
<p>Question U22</p> <p>Have we correctly identified the key issues and potential restoration options for U22? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.</p>	

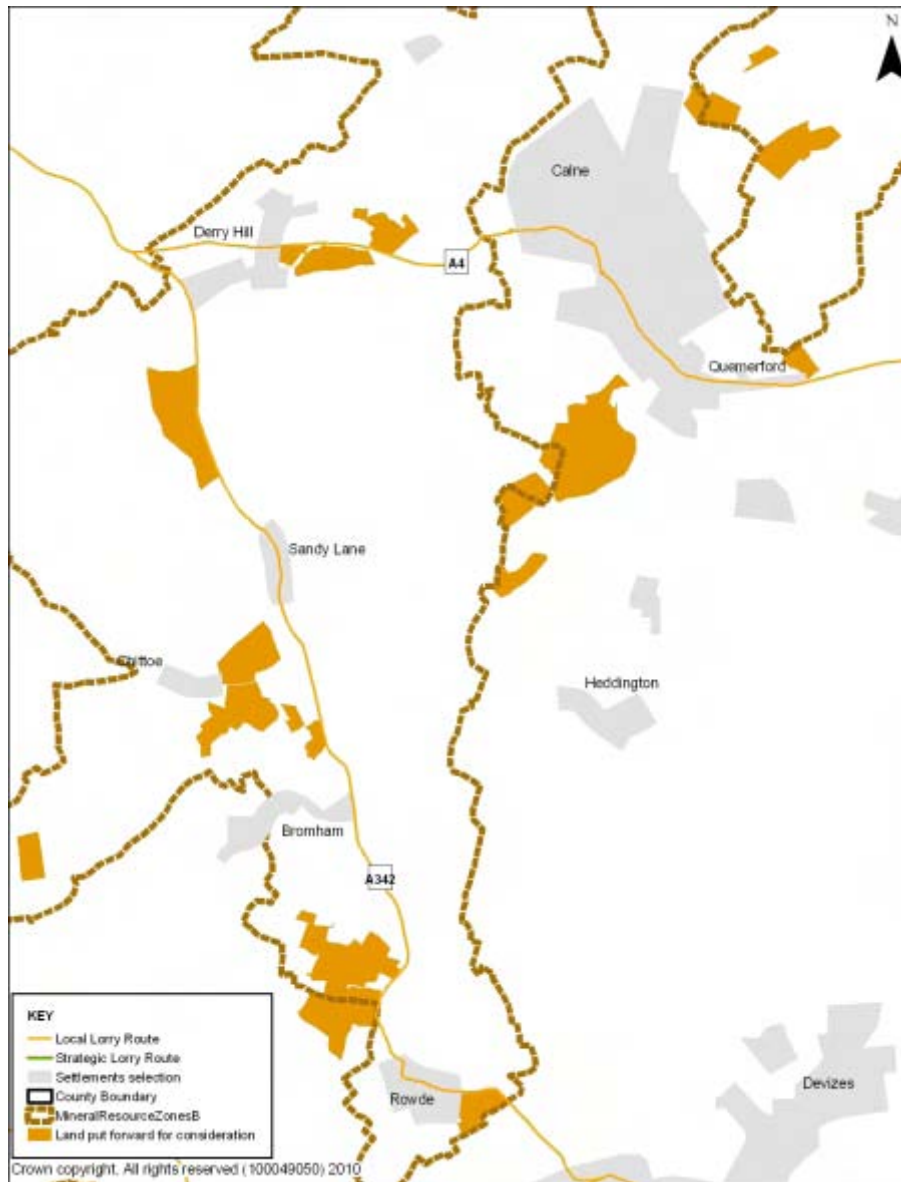
U23 detail:	Size (ha): 19.8 Resource type: Sharp sand and gravel Estimated resource yield: 1,730,000 tonnes (non-borehole est) Current use: Agriculture
Key issues requiring further assessment:	<ul style="list-style-type: none"> • Cotswold Community School adjacent to U23 and residential buildings overlook part of site. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • A significant part of U23 is classed as Scheduled Ancient Monument. Further assessment and discussion with English Heritage required. • Site is bordered by established mature hedgerows. Assessment of ecological value of U23 and potential impacts to adjacent County Wildlife Site should also be assessed. • Low level power lines cross site. • Feasibility of access to B4696 would need assessment due to proximity to existing access at Cotswold Community School and bend in road which could restrict views for quarry traffic exiting site.
Potential Restoration Opportunities:	Agriculture, biodiversity enhancement / BAP habitat creation.
<p>Question U23</p> <p>Have we correctly identified the key issues and potential restoration options for U23? Please tell us about any key issues or options for restoration relating to this potential site that you think we should know about.</p>	

Chapter: 3 The Calne Area Mineral Resource Zone

Context

- 3.1 The mineral resources around Calne provide an essential supply of soft sand used for mortars, concreting and other industrial uses by the construction industry. Because of the nature of some of the end-uses, the aggregates produced from the area supply not only local markets but are also believed to be transported over greater distances (in excess of 50km) than the sharp sand and gravel of the Upper Thames Valley.

Figure 3.1 Land put forward in the Calne area



- 3.2 The Calne area is located broadly north of the centre of Wiltshire, within short distances of Swindon (20km) to the north-east; Chippenham (10km) to the west; Melksham (10km) and Trowbridge (20km) to the south-west; and Devizes (10km) to the south. The town of Calne (pop 13,789⁽¹¹⁾) is the largest settlement within the predominantly rural area, and is situated between the soft sand bearing geological deposits of greensand to the north-east and east

and sandstone to the south-west. To date, the vast majority of minerals operations mining these deposits have occurred on land to the east, between Calne and the villages of Compton Bassett and Cherhill.

Restoration aspirations for the area

3.3 There are a number of competing interests in the Calne area that will need to be carefully managed to ensure that an appropriate balance is maintained. For this reason it is important to establish clear restoration objectives for each of the potential sites that marry with the wider aspirations for the area. The restoration led approach should give a clear indication of the end state of the sites. Stakeholder views on how we achieve the most appropriate balance of competing aspirations will be welcomed.

3.4 The key restoration drivers in this area are set out in the table below.

Table 3.1 Key drivers for restoration

Driver	Implications
South West Nature Map	The South West Nature Map identifies where particular broad habitat types should be maintained and enhanced. For the Calne area the Nature Map identifies woodland as a suitable habitat to consider for restoration of potential sites.
Best and Most Versatile agricultural land	Minerals can only be worked where they exist and areas of best and most versatile land are often coincident with sand and gravel deposits. The area around Calne is well known for its high quality agricultural land. For this reason, whilst the best and most versatile land should be avoided where possible, in those areas that are developed there should be a strong presumption for restoration to agriculture.
Landscape	<p>The Wiltshire Landscape Character Assessment (2005) identifies the Calne area as within the <i>Bowood Greensand Hills</i> and provides the following description:</p> <p><i>“The landform is varied by the many small valleys of tributaries of the River Avon and Marden. Historic houses with parklands and wooded estates dominate the area: Bowood to the north, SpyePark to the South and BowdenPark to the east. The slopes of the hills are pastoral with an intact hedgerow network, while the more level high ground has some large scale arable fields sometimes with fences. Here deciduous and coniferous shelter belts as well as the large blocks of woodland provide enclosure. Small linear villages are strung along the roads and there is a mix of estate buildings...”</i> (p98)</p>

Question R2

Have we correctly identified the key key drivers for restoration for the area? Please tell us if there are aspirations they we have missed.

The potential areas for sand and gravel extraction in the Calne area Mineral Resource Zone

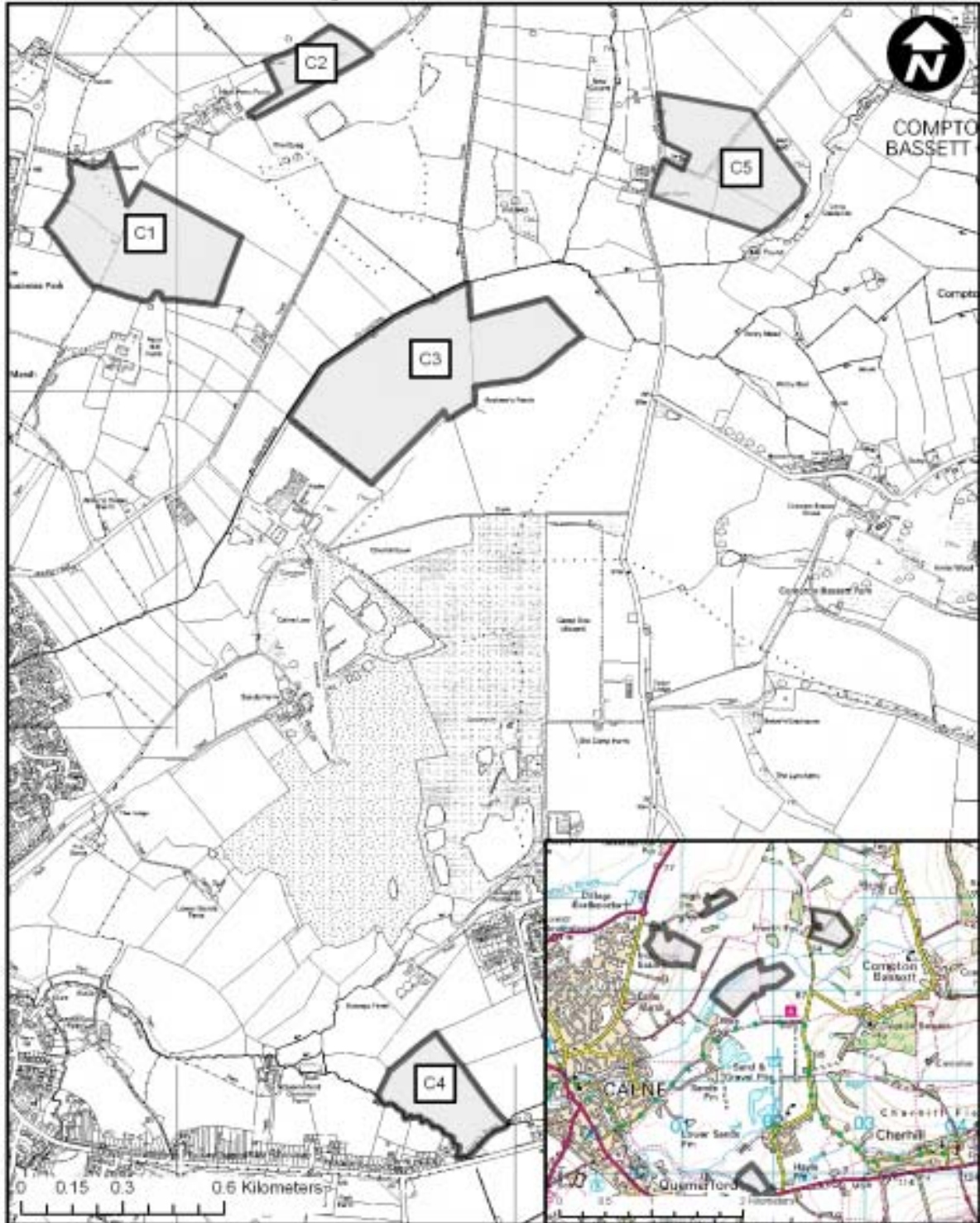
3.5 The remaining pages of this chapter present the areas of land within the Calne area that have been put forward for consideration by minerals operators and landowners. None of the areas of land identified in this document at this stage have planning status, and nor do they represent the Councils' preferred sites for development.


Table 3.2

Number of areas put forward in Calne area:	18
Total Estimated Yield:	25,715,000 tonnes
Total hectares:	394

3.6 Each area within the maps has been allocated a unique reference number and are accompanied by a list of key characteristics, key issues and possible restoration objectives. The lists are not considered to be exhaustive at this stage and we would welcome comments from stakeholders on any of the details included.

Calne Area 1: Land near Compton Bassett /Quemerford



 Areas put forward for consideration

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Table 3.3 Calne Area 1

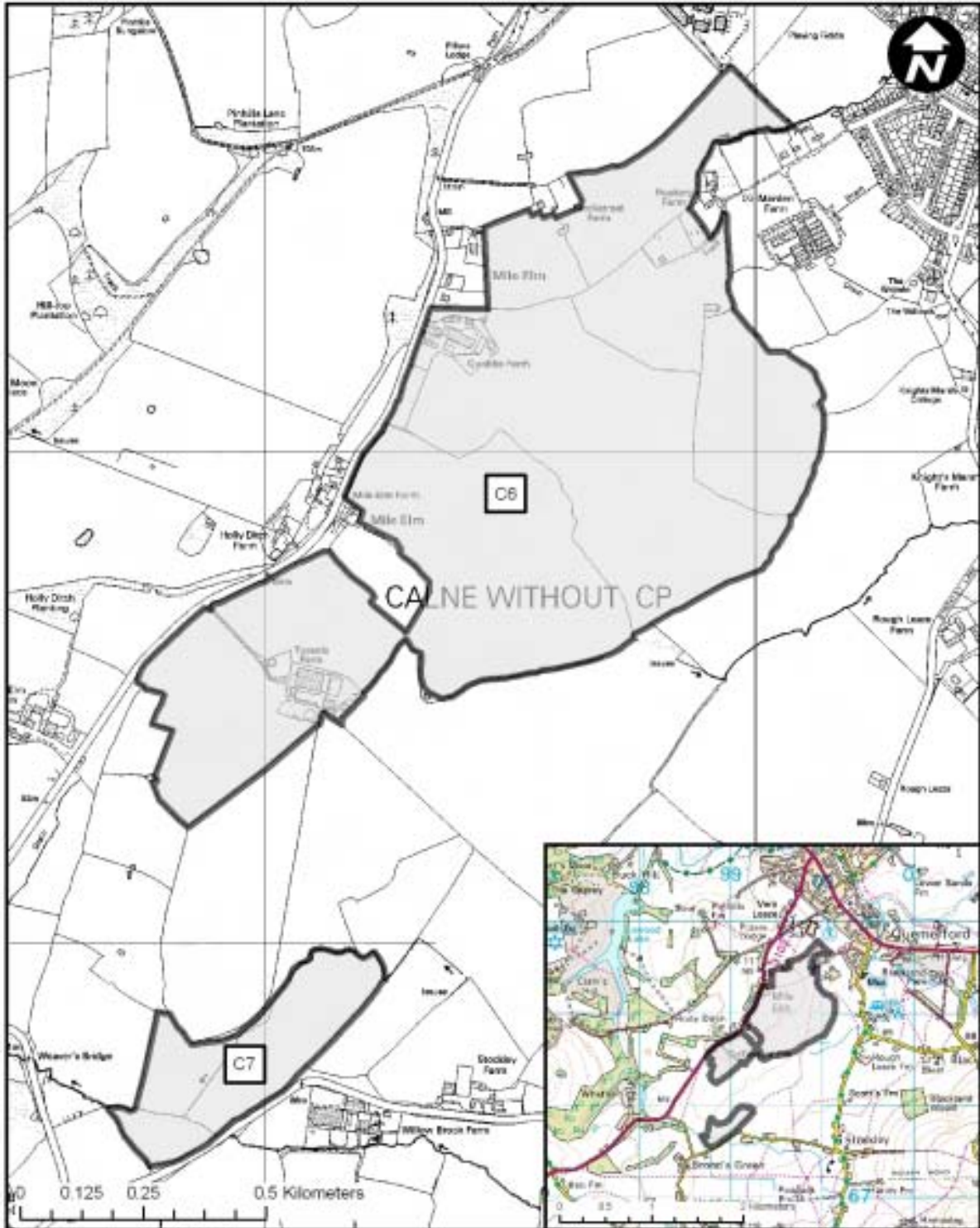
Characteristics of Area/ Common Issues:	
<ul style="list-style-type: none"> • The areas of land put forward for consideration are currently in agricultural use (predominantly grades 2 and 3 Best and Most Versatile agricultural land). • Nearest operational quarry is at Sands Farm/Compton Basset. • The area is located between the nearest settlements of Calne and Compton Basset. • The area is served by the A4 Local Lorry Route. Assessment of access and suitability of road network to accommodate quarry traffic required. • Due to proximity to RAF Lyneham, options for restoration will need assessing for potential to increase risk of birdstrike. • The area is overlooked by the North Wessex Downs Area of Outstanding Natural Beauty. An assessment of potential impacts on the views from and setting of the AONB will be required. • Due to agricultural use and presence of established hedgerows an assessment of ecological value of land put forward within the area will need to be undertaken, including survey for protected and/or notable species. • Due to location of area over a major aquifer assessment of potential impacts to surface water and groundwater required. 	
C1 detail:	<p>Size (ha): 15.1</p> <p>Resource type: Soft sand</p> <p>Estimated yield: 290,000 tonnes (non-borehole est)</p> <p>Current use: Agriculture</p> <p>Submitted by: Landowner</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • A dwelling and associated farm building are located adjacent to C1. Dwellings in proximity to site to north along the lane that leads to High Penn. An industrial estate is located in close proximity to the west. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • Site drops from east to west allowing open views to site from west. • PRow crosses area C1. Assessment of potential impacts of temporary/permanent stopping or diversion required. • 50% within Mineral Resource Zone. Assessment of conformity with Minerals Core Strategy required.
Potential Restoration Opportunities:	Agriculture, biodiversity enhancement / BAP habitat creation.
<p>Question C1</p> <p>Have we correctly identified the key issues and potential restoration options for C1? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	


C2 detail:	<p>Size (ha): 4.0</p> <p>Resource type: Soft Sand</p> <p>Estimated resource yield: 180,000 tonnes (non-borehole est)</p> <p>Current use: Agriculture</p> <p>Submitted by: Landowner</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • Buildings at High Penn Farm adjacent to C2. Dwellings located along lane that leads to High Penn. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • Existing access to site via High Penn Lane unlikely to be suitable for HGV traffic. Possible links with nearby quarry by conveyor should be assessed. • Assessment of ecological value of C2 and potential impacts to County Wildlife Site in proximity (approx 120m) should also be assessed. • Tree planting (funded by the Forestry Commission, with the aim to create native English woodland) has commenced on land adjacent to C2. • PRow crosses area C2. Assessment of potential impacts of temporary/permanent stopping or diversion required.
Potential Restoration Opportunities:	Agriculture, biodiversity enhancement / BAP habitat creation.
<p>Question C2</p> <p>Have we correctly identified the key issues and potential restoration options for C2? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
C3 detail:	<p>Size (ha): 23.4</p> <p>Resource type: Soft Sand</p> <p>Estimated resource yield: 450,000 tonnes (non-borehole est)</p> <p>Current use: Agriculture</p> <p>Submitted by: Landowner</p>

Key issues requiring further assessment:	<ul style="list-style-type: none"> • PRow crosses area C3. Assessment of potential impacts of temporary/permanent stopping or diversion required. • Approximately 20% of area Flood Zone 2, 5% Flood Zone 3. Although sand and gravel extraction is considered compatible with flood zones (PPS25), soil storage (particularly due to agricultural quality of soils) and the use of fill material will need further assessment. Potential for increasing flood storage capacity for area in longer term should also be assessed.
Potential Restoration Opportunities:	Agriculture, biodiversity enhancement / BAP habitat creation.
<p>Question C3</p> <p>Have we correctly identified the key issues and potential restoration options for C3? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
C4 detail:	<p>Size (ha): 6.7</p> <p>Resource type: Soft Sand</p> <p>Estimated resource yield: 275,000 tonnes (non-borehole est)</p> <p>Current use: Agriculture</p> <p>Submitted by: Landowner</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • Dwellings located adjacent to the land to the south west boundary front onto the land. Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • Access onto the land is inadequate as it is currently shared with properties located to the south west of the land. • Approximately 30% of area Flood Zone 2/3. Although sand and gravel extraction is considered compatible with flood zones (PPS25), the location of plant, soil storage (particularly due to agricultural quality of soils) and the use of fill material will need further assessment. Potential for increasing flood storage capacity for area in longer term should also be assessed. • A PRow crosses the land and assessment of potential impacts of temporary/permanent stopping or diversion will be required. • Area C4 is outside of Mineral Resource Zone. Assessment of conformity with Minerals Core Strategy required.

Potential Restoration Opportunities:	Agriculture, biodiversity enhancement / BAP habitat creation.
<p>Question C4</p> <p>Have we correctly identified the key issues and potential restoration options for C4? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
C5 detail:	<p>Size (ha): 11.86</p> <p>Resource type: Soft Sand</p> <p>Estimated resource yield: 320,000 tonnes (borehole est)</p> <p>Current use: Agriculture</p> <p>Submitted by: Industry</p>
Key issues requiring further assessment:	<ul style="list-style-type: none"> • 2 Dwellings located adjacent to and 1 in close proximity western boundary . Potential for impacts associated with noise, dust and visual intrusion will need to be assessed. • Area is practically adjacent to a Scheduled Ancient Monument (remains of a water-mill) to east. • Access to area by road would be shared with access to Freeth Farm. • 2 Public Rights of Way cross site. • A significant part of site (approximately 95%) is classed as grade 2 Best and Most Versatile agricultural land.
Potential Restoration Opportunities:	Agriculture, woodland, biodiversity enhancement / BAP habitat creation.
<p>Question C5</p> <p>Have we correctly identified the key issues and potential restoration options for C5? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	

Calne Area 2: Land south of Calne



 Areas put forward for consideration

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Table 3.4 Calne Area 2

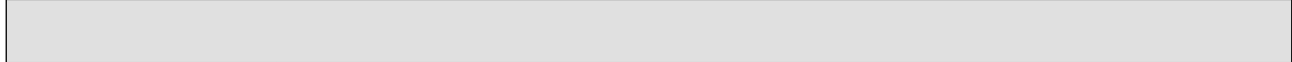
<p>Characteristics of Area:</p> <ul style="list-style-type: none"> • The area is located approximately 6.4km from Chippenham (as the crow flies). The area is in proximity to two settlements, those of Mile Elm to the north of the area and Broads Green to the south. • The area is predominantly flat and views of the nearby North Wessex Downs AONB form part of the landscape setting and character of the area and any extraction activity will need to give special consideration to the visual impact on the landscape and mitigate against the temporary short term loss of amenity value. Effective screening will be required. • Road transport is the only feasible option in the area as there is no potential to utilise rail or water transport. The area is served by the A3102 – however this is not part of the HGV and Primary Route Network. A transport assessment will be required to determine access onto the areas of land submitted and the suitability of the road to carry an increase in HGV traffic. • The area largely falls outside of a designated Mineral Resource Zone (MRZ) with only a small amount of land falling within it. The area may be removed from further consideration as a result. • The area falls within an airfield safeguarding zone. 	
<p>C6 detail:</p>	<p>Size (ha): 86.0</p> <p>Resource type: Soft sand</p> <p>Estimated resource yield: 3,300,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
<p>C6 Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • The eastern boundary of the land is approximately 360m to the western boundary of the North Wessex Downs AONB. The western boundary of the land is approximately 480m to Bowood Historic Park and Garden. The northern boundary of the land is located approximately 700m from a SAM. • An area of ancient woodland lies approximately 760m to the south west of the land. Extensive mature hedgerows and a few trees are present on the land and are likely to act as wildlife corridors. There is significant evidence of badgers on the land. Survey required to assess probability of vulnerable habitats and species. • Tossels Farm and Quobbs Farm are located within the boundary of the land, Holly Ditch Farm is located to the west of the land and Rockery Farm and Marden Farm are located to the east of the land. The village of Mile Elm runs from north to south along the western boundary. A number of buildings are located in close proximity to the northern boundary – including John Bentley School and its playing fields which border the northern land boundary. There is the potential for significant impacts on the setting and amenity value of the school. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • The area of land could have a substantial visual impact on views from the North Wessex Downs AONB to the east. The area of land is accessed by the A3102 however this does not form part of the Wiltshire HGV route

	<p>network. Transportation of minerals could create detrimental impacts to surrounding residential buildings, John Bentley school (depending on direction of travel) and the inhabitants of Mile Elm. A Transport assessment will be required to assess the level of likely impact.</p> <ul style="list-style-type: none"> • The area of land has a number of PRowS running through it. Some of the routes may need to be temporarily stopped, diverted or relocated. Long term restoration could lead to an increase in accessibility. • Only 5-10% of the area of land falls within a designated Mineral Resource Zone (MRZ). • The entire area of the land is classified as Grade 3 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • Approximately 30% of the area of land is located on major aquifer of low vulnerability and approximately 30% over a minor aquifer of low vulnerability. A Groundwater Assessment will be required for the area of land.
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C6 Potential Restoration Opportunities:	The land should be restored back to agriculture but there are also possibilities to create an area of land with higher amenity/habitat/biodiversity value, possibly through tree planting.
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Question C6

Have we correctly identified the key issues and potential restoration options for C6? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.



C7 detail:	<p>Size (ha): 10.1</p> <p>Resource type: Soft sand – approximately 90% clay</p> <p>Estimated resource yield: 90,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
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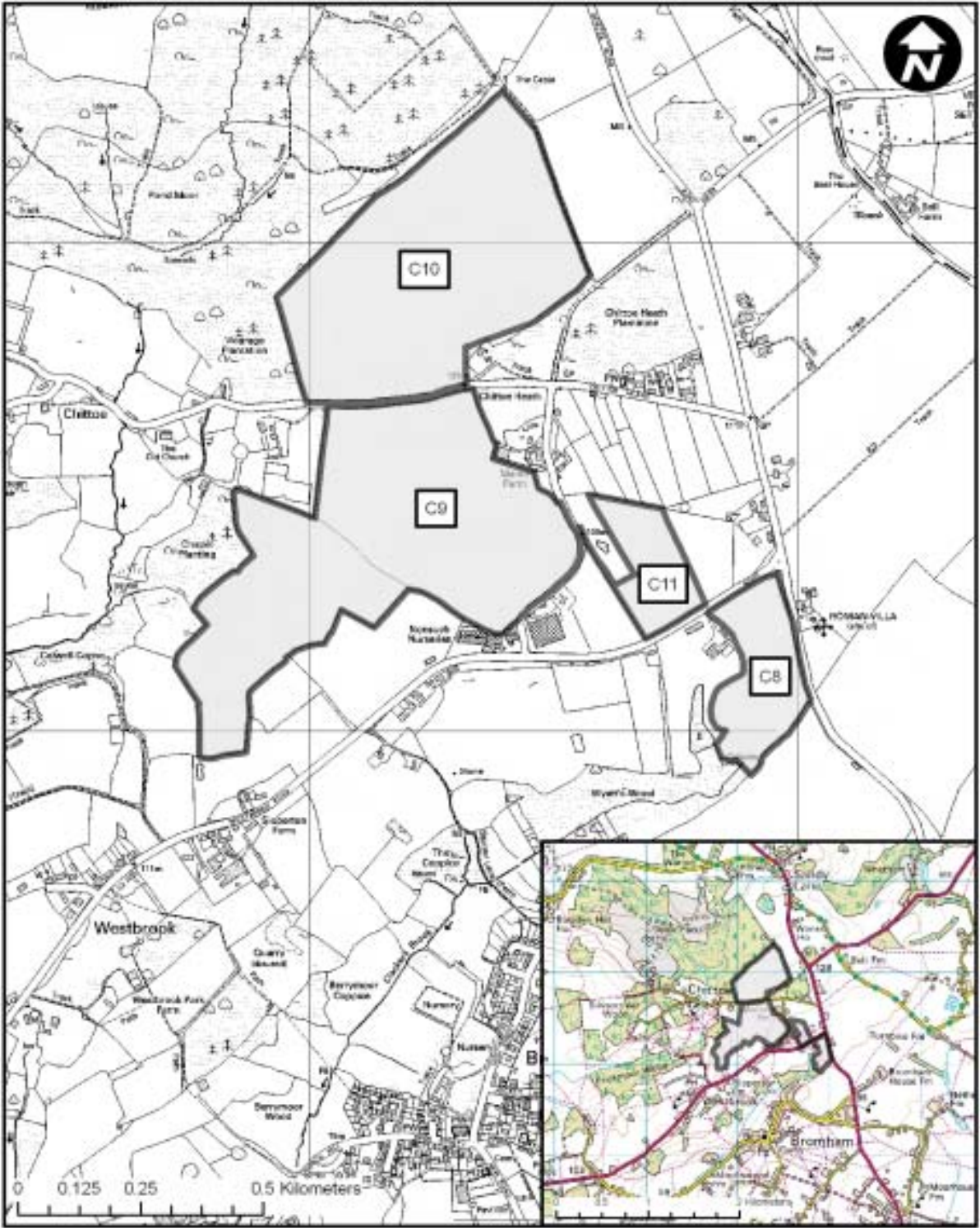
C7 Key issues requiring further assessment:	<ul style="list-style-type: none"> • The eastern boundary of the land is approximately 950m to the western boundary of the North Wessex Downs AONB and there will be significant visual impact from this location. The western boundary of the land is within 1km of Bowood Historic Park and Garden. The area of land is located approximately 350m north of the Wansdyke SAM. An assessment of potential impacts will be required. • The western and south western boundaries of the land are located within 500m of areas of ancient woodland. Hedgerows and trees are present on the land and are likely to act as wildlife corridors. Survey required to assess probability of vulnerable habitats and species.
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	<ul style="list-style-type: none"> • A number of farm buildings lie in close proximity to the southern and eastern boundaries of the land. The small hamlet of Broads Green is located approx 270m to the south west of the land and overlook the land. Appropriate screening and control measures will be required. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • Suitable road infrastructure (link roads, entrances etc) does not currently exist on the land. The land does not have appropriate access (rural, winding road with low lying bridge) onto the A3102, of which does not form part of the Wiltshire HGV Route Network. • A PRoW is located along the north eastern and eastern boundary of the area. Impacts should be minimal but the route may need to be temporarily stopped or bunds could be created to screen the route from workings on the land. Bund creation could lead to the area of land becoming even less viable. • The area of land lies adjacent to (but outside) of a designated Mineral Resource Zone (MRZ). • The entire area of the land is classified as Grade 3 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • The southern section of the land falls within Floodzone 2 and 3. • Approximately 30% of the land is located on a minor aquifer of low vulnerability and 5-10% of the land is located on a major aquifer of intermediate vulnerability. A Groundwater Assessment will be required for the area of land.
C7 Potential Restoration Opportunities:	<p>The land could be restored back to agriculture but there are also possibilities to create an area of land with higher amenity/habitat/biodiversity value, possibly through tree planting.</p>

Question C7

Have we correctly identified the key issues and potential restoration options for C7? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Calne Area 3: Land north of Bromham



Land put forward for consideration

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Table 3.5 Calne Area 3

<p>Characteristics of Area:</p> <ul style="list-style-type: none"> • Chippenham is approximately 6.1km and Trowbridge 11.8km (as the crow flies) from the area. • The area is located in close proximity to the village of Bromham and is characterised by areas of Ancient woodland and numerous environmental and historical designations such as Spye Park Historic Park and Garden. • The area is predominantly flat and is characterised by the surrounding market garden farming activities. Views of the nearby North Wessex Downs AONB form part of the landscape setting and character of the area and any extraction activity will need to give special consideration to the visual impact on the landscape and mitigate against the temporary short term loss of amenity value. Effective screening will be required. • Road transport is the only feasible option in the area as there is no potential to utilise rail or water transport. The area is served by the A342 – part of the HGV and Primary Route Network. A transport assessment will be required to determine access onto the areas of land submitted and the suitability of the road to carry an increase in HGV traffic. The A342 undulates and drops in height significantly down to Derry Hill to the north of the area. The use of this stretch of the route will require further consideration. • The area is located within a designated Mineral Resource Zone (MRZ) and falls within airfield safeguarding zones. 	
<p>C8 detail:</p>	<p>Size (ha): 5.2</p> <p>Resource type: Soft sand</p> <p>Estimated resource yield: 500,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
<p>C8 Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • An area of ancient woodland borders the land to the southwest. Careful bunds and management of any working activity would be necessary and a suitable buffer distance would be required. • Ancient Woodland/County Wildlife site (Wyatts wood and the Coppice) border the land and Prickmoor Wood and Chittoe Mill Meadow are located in the surrounding vicinity of the land. An Appropriate Assessment may be required to assess potential impacts. There are significant visual impact from viewpoints on the North Wessex Downs AONB to the east of the land. Further impacts may include an increase in dust, noise and light pollution. • Hedgerows are present on the land and are likely to act as wildlife corridors. Survey required to assess probability of vulnerable habitats and species. • The entire area of the land is designated as Woodland habitat through the south west draft Nature Map. There is significant potential to contribute to expanding the Strategic Nature Areas apparent in the area. • A number of farms border the area of land and there are also a number of residential properties located adjacent to the eastern boundary of the land opposite the A342. Further residential buildings are located to the west of the land. Appropriate screening and control measures will be

	<p>required. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts.</p> <ul style="list-style-type: none"> • A PRoW runs the length of the southern boundary of the land and through the middle of the western side of the land. There may be some requirement for temporary relocation of this route. • The whole area of land is classified as Grade 2 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • The entire area of land is located on major aquifer of high vulnerability. The land is located in close proximity to a lake/pond located to the west of the land. A Groundwater Assessment will be required for the area of land.
C8 Potential Restoration Opportunities:	The land would likely be restored back to agriculture or woodland. Restoration could potentially lead to long term biodiversity gain.
<p>Question C8</p> <p>Have we correctly identified the key issues and potential restoration options for C8? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
C9 detail:	<p>Size (ha): 28.5</p> <p>Resource type: Soft sand (approx 10% clay)</p> <p>Estimated resource yield: 2,500,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
C9 Key issues requiring further assessment:	<ul style="list-style-type: none"> • Spye Park County Wildlife Site is located approximately 50m to north of the land. Silver Street Lane Meadow County Wildlife Site/Priority habitat (Fen Marsh and Swamp) is located approximately 350m to western boundary of the land. The land is also located approximately 300m from Chittoe Mill Wood (Ancient Woodland) to south and another area of ancient woodland to the west of the land. The land is visible from the North Wessex Downs AONB to the east and would have a significant visual impact. • Hedgerows are present on the land and are likely to act as wildlife corridors. Records of badger and japanese knotweed in proximity to the area of land. Survey required to assess probability of vulnerable habitats and species.

	<ul style="list-style-type: none"> • The area of the land is designated as Woodland habitat through the SW Nature Map. There is significant potential to contribute to expanding the Strategic Nature Areas apparent in the area. • No buildings are located on the land, however the land is within 50m of Spye Park Historic Park and Garden (Grade 2 listed) and therefore an assessment of potential impacts on landscape and setting may be required. The area of land is very open and a few dwellings are located 50m-100m to the south, east and north west of the land. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • 2 PRoWs cross the area of land and may require diversion or stopping whilst works are ongoing. There is the potential to enhance access to the area through restoration. • Approximately 70% of the area of land is classified as Grade 2 Best and Most Versatile agricultural land, 30% classified as Grade 3. Assessment of agricultural quality required. • Approximately 90% of the land is located on a major aquifer of high vulnerability and approximately 10% located on a minor aquifer of high vulnerability. A Groundwater Assessment will be required for the area of land.
C9 Potential Restoration Opportunities:	The area of land is currently in agricultural use with predominantly high quality soils. Restoration could seek to return this to agricultural use or contribute to expanding the amount of woodland in the area.
<p>Question C9</p> <p>Have we correctly identified the key issues and potential restoration options for C9? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
C10 detail:	<p>Size (ha): 23.4</p> <p>Resource type: Soft sand</p> <p>Estimated resource yield: 2,240,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
C10 Key issues requiring further assessment:	<ul style="list-style-type: none"> • Spye Park County Wildlife Site is located approximately 850m from the boundary of the land. An area of Priority habitat (lowland dry acid grassland) lies approximately 25m to the north of the land. The land is located approximately 320m from Spye Park SSSI (Broadleaved woodland/ ancient woodland).

	<ul style="list-style-type: none"> • Hedgerows and substantial levels of mature trees are present on the land and are likely to act as wildlife corridors whilst providing a high level of natural screening. Records of badger, Common Lizard, Japanese knotweed, Giant Hogweed and Natterer's Bat in proximity to the area of land. Survey required to assess probability of vulnerable habitats and species. • The area of the land is designated as Woodland habitat through the draft Regional Nature Map. There is significant potential to contribute to expanding the Strategic Nature Areas apparent in the area. • No buildings are located on the land, however the land is adjacent to Spye Park Historic Park and Garden (Grade 2 listed) and therefore an assessment of potential impacts on landscape and setting may be required. A few dwellings overlook the land to the south. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • Sandy Lane conservation area is located approximately 180m to the east of the area of land. • Approximately 95% of the area of land is classified as Grade 3 Best and Most Versatile agricultural land, 5% classified as Grade 2. Assessment of agricultural quality required. • The whole area of land is located on a major aquifer of high vulnerability. A Groundwater Assessment will be required for the area of land.
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C10 Potential Restoration Opportunities:	The area of land is currently in agricultural use. Restoration could seek to return this to agricultural use or contribute to expanding the amount of woodland in the area.
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Question C10

Have we correctly identified the key issues and potential restoration options for C10? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.



C11 detail:	<p>Size (ha): 3.5</p> <p>Resource type: Soft sand</p> <p>Estimated resource yield: 340,000 tonnes</p> <p>Current use: Equestrian/Paddock</p> <p>Submitted by: Landowner</p>
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C11 Key issues requiring further assessment:	<ul style="list-style-type: none"> • Wyatt's Wood and the Coppice County Wildlife Site/Priority Habitat (ancient woodland) are located approximately 200m to the south of the area of land.
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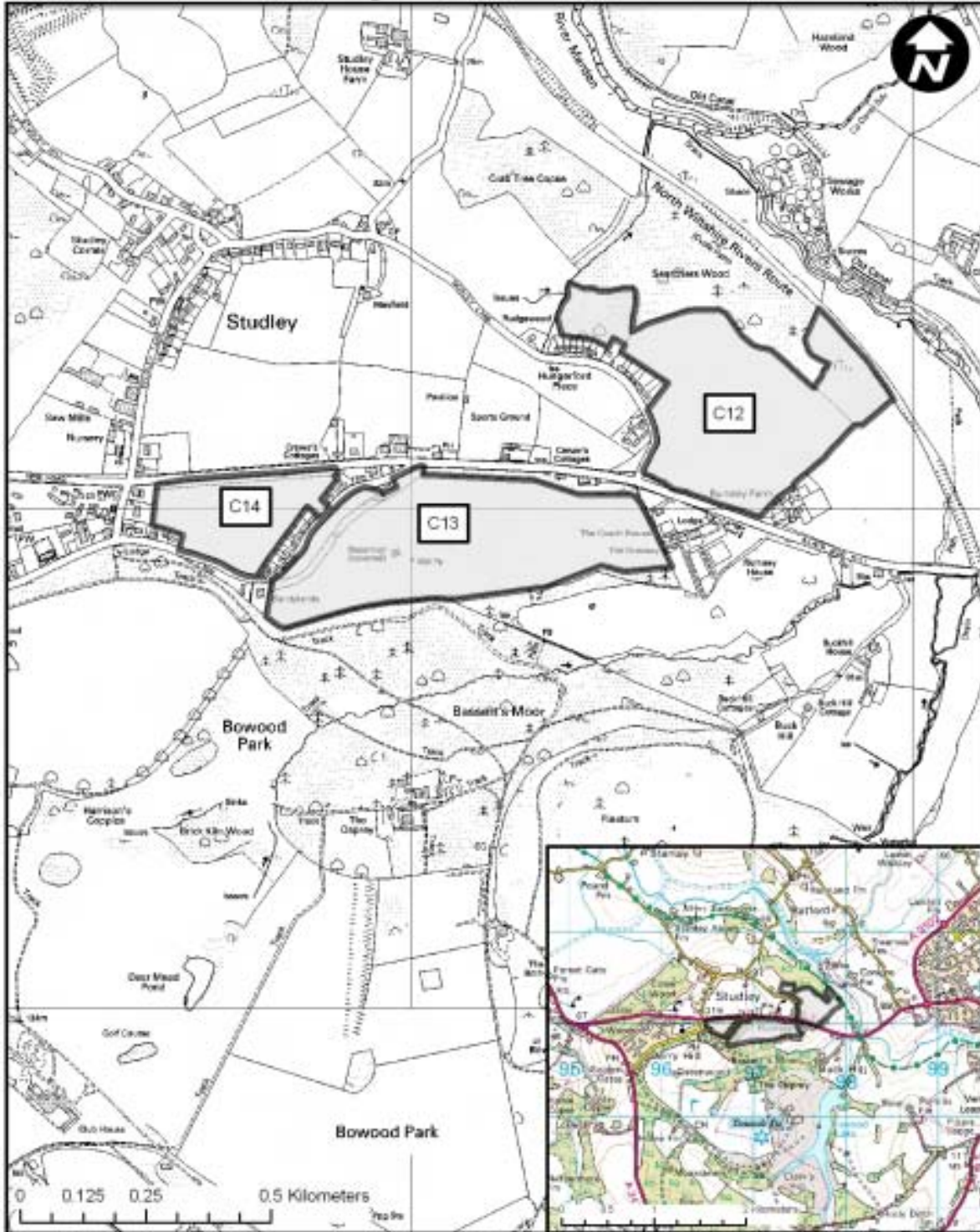
	<ul style="list-style-type: none"> • Hedgerows are present on the land and are likely to act as wildlife corridors. Records of badger and Merlin in proximity to the area of land. Survey required to assess probability of vulnerable habitats and species. • The area of the land is falls within woodland habitat through the South West Nature Map. There is significant potential to contribute to expanding the Strategic Nature Areas apparent in the area. • No buildings are located on the land, however the land is adjacent to Spye Park Historic Park and Garden (Grade 2 listed) and therefore an assessment of potential impacts on landscape and setting may be required. Properties at Chittoe Heath to the north front onto the land and other properties are located 50m -100m to the south of the land. Light industrial/agricultural uses are located to the east of the land (approx 130m). Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • Sandy Lane conservation area is located approximately 600m to the north east. • A PRoW follows the route of the western boundary of the land. There could be some potential to enhance this route through restoration. • The entire area of land is classified as Grade 2 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • The whole area of land is located on a major aquifer of high vulnerability. A Groundwater Assessment will be required for the area of land.
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C11 Potential Restoration Opportunities:	The area of land is currently in agricultural use. Restoration could seek to return this to agricultural use or contribute to expanding the amount of woodland in the area.
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Question C11

Have we correctly identified the key issues and potential restoration options for C11? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Calne area 4: Land near Studley, west of Calne



 Areas put forward for consideration

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Table 3.6 Calne Area 4

<p>Characteristics of Area:</p> <ul style="list-style-type: none"> • The area is approximately 4km from Chippenham. • The area has a number of historical and environmental features and falls within close proximity to the villages of Derry Hill and Studley. • Road transport is the only feasible option in the area as there is no potential to utilise rail or water transport. The area is served by the busy A4 – part of the HGV and Primary Route Network. A transport assessment will be required to determine access onto the areas of land submitted and the suitability of the road to carry an increase in HGV traffic. The area of land is elevated in relation to its surrounds and the A4 rises and drops on either side. Access onto and off the areas of land onto the A4 could be blind from these crests. The use of this stretch of the route will require further consideration. • The area is located within a designated Mineral Resource Zone (MRZ). • The area falls within airfield safeguarding zones. 	
<p>C12 detail:</p>	<p>Size (ha): 14.8</p> <p>Resource type: Soft sand</p> <p>Estimated resource yield: 1,420,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
<p>C12 Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • Crab Tree Copse and Searcher's Wood County Wildlife Site are located adjacent to northern boundary of the land. Hazeland Wood County Wildlife Site is located approx 380m to the north of the area of land, both sites are classified as ancient woodland. An assessment of potential impacts will be required. • Mature and established hedgerows and trees are present on the land and are likely to act as wildlife corridors. There are records of Badger, Greater Horseshoe Bat, and Water Vole found in proximity to the land. Survey required to assess probability of vulnerable habitats and species. • The land is currently in agriculture and woodland use but the area of the land is identified as Woodland habitat through the South West Nature Map. • No buildings are located on the area of land, however, there are some historic buildings in close proximity to the southern boundary of the land. An assessment of listed building status and potential impacts to the setting of these buildings will be required. Bowood Historic Park and Garden is located approximately 380m from the southern boundary of the land. • The immediate area around the land supports groups of dwellings adjacent to the western boundary of the land, and the village of Studley is located to the west of the land. There are also views onto the land from buildings at Chilveston Hill to the east. Appropriate screening and control measures will be required. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts.

	<ul style="list-style-type: none"> • Approximately 95% of the land is classified as Grade 3 Best and Most Versatile agricultural land, remainder classified as Grade 2. Assessment of agricultural quality required. • Approximately 90% of the area of land is located on minor aquifer of high vulnerability. A Groundwater Assessment will be required for the area of land.
C12 Potential Restoration Opportunities:	The site would likely be restored back to agriculture or woodland. Restoration could potentially lead to long term biodiversity gain and expansion of woodland in the area.

Question C12

Have we correctly identified the key issues and potential restoration options for C12? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

C13 detail:	<p>Size (ha): 15.4</p> <p>Resource type: Soft sand</p> <p>Estimated resource yield: 1,475,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
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C13 Key issues requiring further assessment:	<ul style="list-style-type: none"> • Crab Tree Copse and Searcher's Wood County Wildlife Site are located adjacent to northern boundary of the land. Hazeland Wood County Wildlife Site is located approx 380m to the north of the area of land, both sites are classified as ancient woodland. An assessment of potential impacts will be required. • Extensive hedgerows and mature trees are present on the land and are likely to act as wildlife corridors. There are records of Badger, Greater Horseshoe Bat, and Pippestrelle found in proximity to the land. Survey required to assess probability of vulnerable habitats and species. • The land is currently in agriculture and woodland use but is identified as woodland habitat through the south west Nature Map. • No buildings are located on the area of land, however, there are some historic buildings in close proximity to the eastern boundary of the land. An assessment of listed building status and potential impacts to the setting of these buildings will be required. Bowood Historic Park and Garden is adjacent to the southern boundary of the land and the setting of this designation could be affected. • Groups of dwellings are located adjacent to the north western and eastern boundaries of the land, and the village of Studley is located to the north
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	<p>of the land. Appropriate screening and control measures will be required. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts.</p> <ul style="list-style-type: none"> • Access onto the land is heavily constrained and poor. • The entire area of land is classified as Grade 3 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • Approximately 90% of the land is located on a minor aquifer of high vulnerability. A Groundwater Assessment will be required for the area of land.
C13 Potential Restoration Opportunities:	The site would likely be restored back to agriculture or woodland. Restoration could potentially lead to long term biodiversity gain and expansion of woodland in the area.
<p style="text-align: center;">Question C13</p> <p>Have we correctly identified the key issues and potential restoration options for C13? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
C14 detail:	<p>Size (ha): 4.9</p> <p>Resource type: Soft sand</p> <p>Estimated resource yield: 470,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
C14 Key issues requiring further assessment:	<ul style="list-style-type: none"> • The area of land is surrounded on three sides by residential properties fronting onto the land. There is likely to be a significant negative impact on the local amenity of these properties. Noise, dust, visual intrusion could be significant and mitigation measures such as stand-offs are very likely to lead to the area of land being non-viable. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • Close Wood County Wildlife Site (ancient woodland) is approximately 300m to the north west of the area of land. An assessment of potential impacts will be required. • Hedgerows are present on the land and are likely to act as wildlife corridors. Wooded areas form part of the northern boundary of the land. Records of badger, Brown Long Eared Bat, Slow Worm and Pippistrelle found in proximity to the land. Survey required to assess probability of vulnerable habitats and species.

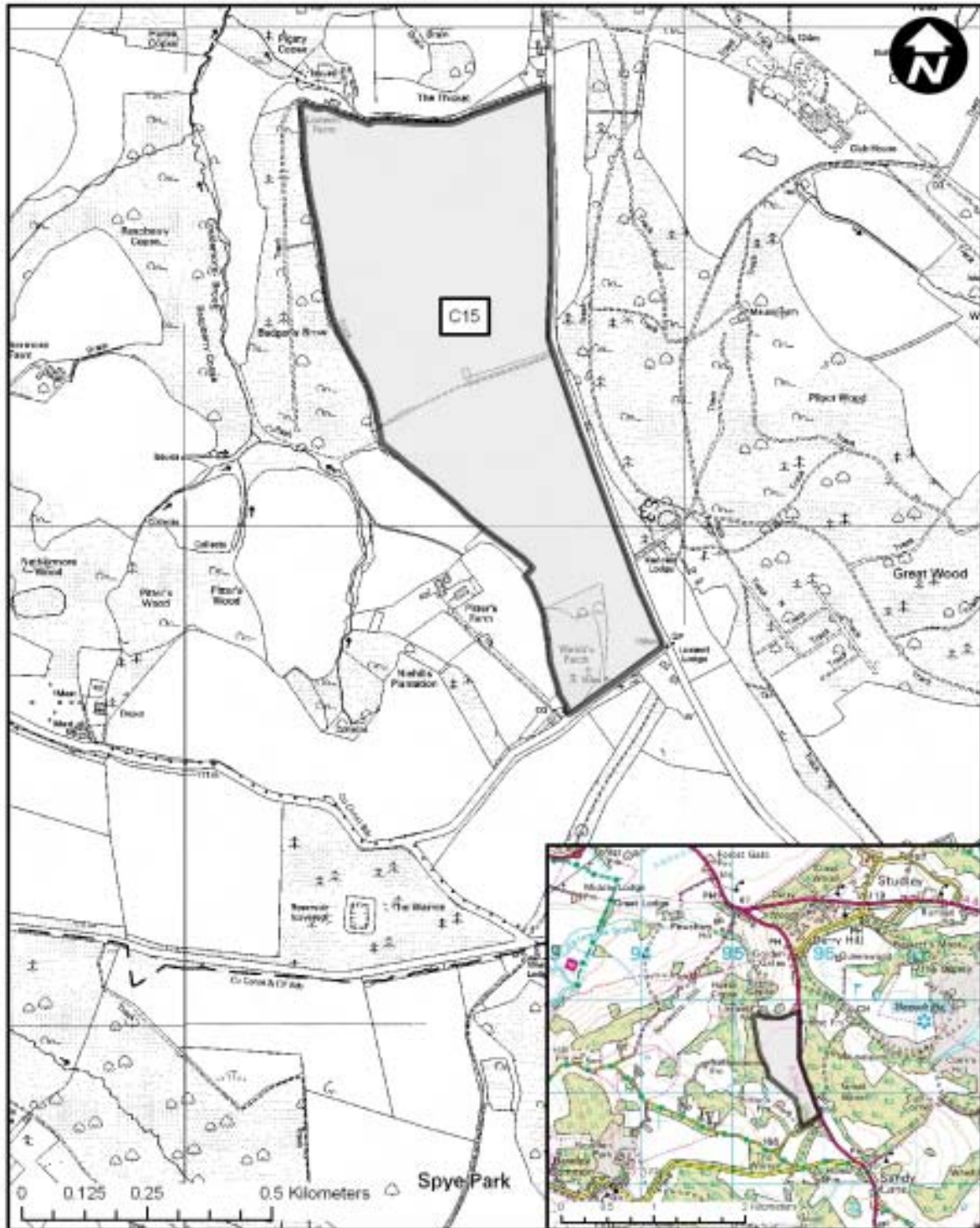
	<ul style="list-style-type: none"> • The land is currently in agriculture and woodland use but is identified as woodland habitat through the South West Nature Map. • No buildings are located on the area of land, however, there are some historic buildings in close proximity to the land. An assessment of listed building status and potential impacts to the setting of these buildings will be required. Bowood Historic Park and Garden is adjacent to the southern boundary of the land and the setting of this designation could be affected. • Access onto the land is heavily constrained and poor. • The entire area of land is classified as Grade 3 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • The whole area of land is located on a minor aquifer of high vulnerability. A Groundwater Assessment will be required for the area of land.
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C14 Potential Restoration Opportunities:	The site would likely be restored back to agriculture or woodland. Restoration could potentially lead to long term biodiversity gain and expansion of woodland in the area.
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Question C14

Have we correctly identified the key issues and potential restoration options for C14? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Calne Area 5: Land north of Pitters Farm



 Area put forward for consideration

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Table 3.7 Calne Area 5

<p>Characteristics of Area:</p> <ul style="list-style-type: none"> • The area of land is located approximately 7km from Chippenham. • The area is characterised by areas of Ancient woodland and environmental designations. • Bowood Historic Park and Garden and Spye Park Historic Park and Garden are located in the area. • Road transport is the only feasible option in the area as there is no potential to utilise rail or water transport. The area is served by the A342 – part of the HGV and Primary Route Network. A transport assessment will be required to determine access onto the areas of land submitted and the suitability of the road to carry an increase in HGV traffic. The A342 undulates and drops in height significantly down to Derry Hill to the north of the area. The use of this stretch of the route will require further consideration. • The area is located within a designated Mineral Resource Zone (MRZ). • The area falls within 3 airfield safeguarding zones. 	
<p>C15 detail:</p>	<p>Size (ha): 42.1</p> <p>Resource type: Soft sand</p> <p>Estimated resource yield: 3,000,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
<p>C15 Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • The area of land borders 2 areas of ancient woodland on either side of the land (east and west). Considerate bunding and management of any working activity would be necessary and a suitable buffer distance would be required. • Ancient Woodland/County Wildlife sites (Raspberry Copse and Badgers Brow, Horse Copse, Pigsty Copse, Great Wood) border the land and many more (Pitters Wood, Nethermore Wood, Ash Grove, Derr Hill Farm meadow) are located in the immediate and surrounding vicinity of the land. An Appropriate Assessment may be required to assess potential impacts. Impacts may include an increase in dust, noise and light pollution. Substantially mature and established hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. Survey required to assess probability of vulnerable habitats and species. • Bowood Historic Park and Garden is approximately 5 metres to the eastern boundary of the land and Spye Park Historic Park and Garden is located 450m to the south of the land. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. Nuthills Roman Villa SAM is located approx 1km to the south east of the site. Working on this area of land has the potential to impact upon the integrity and setting of these sites. • Approx 90% of the land is identified as woodland habitat through the south west Nature Map with approx 10% of the land to the south currently woodland. The remaining 10% of the land is identified as Neutral Grassland through the south west Nature Map. There is significant potential to contribute to expanding the Strategic Nature Areas apparent in the area.

	<ul style="list-style-type: none"> • A number of farms border the area of land and there are also a number of residential properties located close to the northern boundary of the land. • The whole area of land is classified as Grade 3 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • Approximately 85% of the area of land is located on a major aquifer of high vulnerability with the remaining 15% located on a minor aquifer of intermediate vulnerability. A Groundwater Assessment will be required for the area of land.
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C15 Potential Restoration Opportunities:	Due to the predominantly woodland characteristic of the area, and the designation of the area as Woodland and Neutral Grassland through the south west Nature Map the area could be restored to woodland, helping to link up existing woodland in the area.
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Question C15

Have we correctly identified the key issues and potential restoration options for C15? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Calne Area 6: Land adjacent to Sahara Sand Pit



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Table 3.8 Calne Area 6

<p>Characteristics of Area:</p> <ul style="list-style-type: none"> • The area of land is located approximately 6.6km to Chippenham and 8.4km to Trowbridge (as the crow flies). • Dwellings are located within 100-200m of area. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • The area is located in proximity to the village of Bromham and is characterised by areas of Ancient woodland and numerous environmental designations. • The area is predominantly flat and is characterised by the surrounding market garden farming activities. Views of the nearby North Wessex Downs AONB form part of the landscape setting and character of the area and any extraction activity will need to give special consideration to the visual impact on the landscape and mitigate against the temporary short term loss of amenity value. Effective screening will be required. • Road transport is the only feasible option in the area as there is no potential to utilise rail or water transport. The area of land has direct access onto the A3102 which is not part of the HGV route network. A transport assessment will be required to determine access onto the areas of land submitted and the suitability of the road to carry an increase in HGV traffic. The route drops in height significantly when travelling west towards Melksham and dips and bends when travelling east towards the A3102 (approx 3km) which is the nearest stretch of the HGV route network to the area of land. The nearest Strategic Lorry Route is located to the west of the land approx 4.5km. The use of these stretches of road will require further consideration. • The area is located within a designated Mineral Resource Zone (MRZ) and falls within airfield safeguarding zones. 	
<p>C16 detail:</p>	<p>Size (ha): 10.4</p> <p>Resource type: Soft sand</p> <p>Estimated resource yield: 500,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Industry</p>
<p>C16 Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • Part of Basin Wood County Wildlife Site (ancient woodland) is located adjacent to the area of land. Hanging Wood County Wildlife Site (to the north) and Morass Wood County Wildlife Site to the south (also ancient woodland) are located in proximity to the land. Sahara Sand RIGS is located adjacent to the western boundary of the land. Further assessment of the potential impact upon these designations will be required. • Hedgerows are present on the land and are likely to act as wildlife corridors. There have been several records of badger, Brown Long Eared Bat and Natterer's Bat in proximity to the land. Survey required to assess probability of vulnerable habitats and species. • The area of land lies approx 930m to the south east of Spye Park Historical Park and Garden but is well screened. • The area is identified as Woodland habitat through the South West Nature Map. • No buildings are located on the land. A footprint of a small structure can be found within the boundary of the land and this will need to be assessed for potential historic value. A dwelling is located approximately 100m to

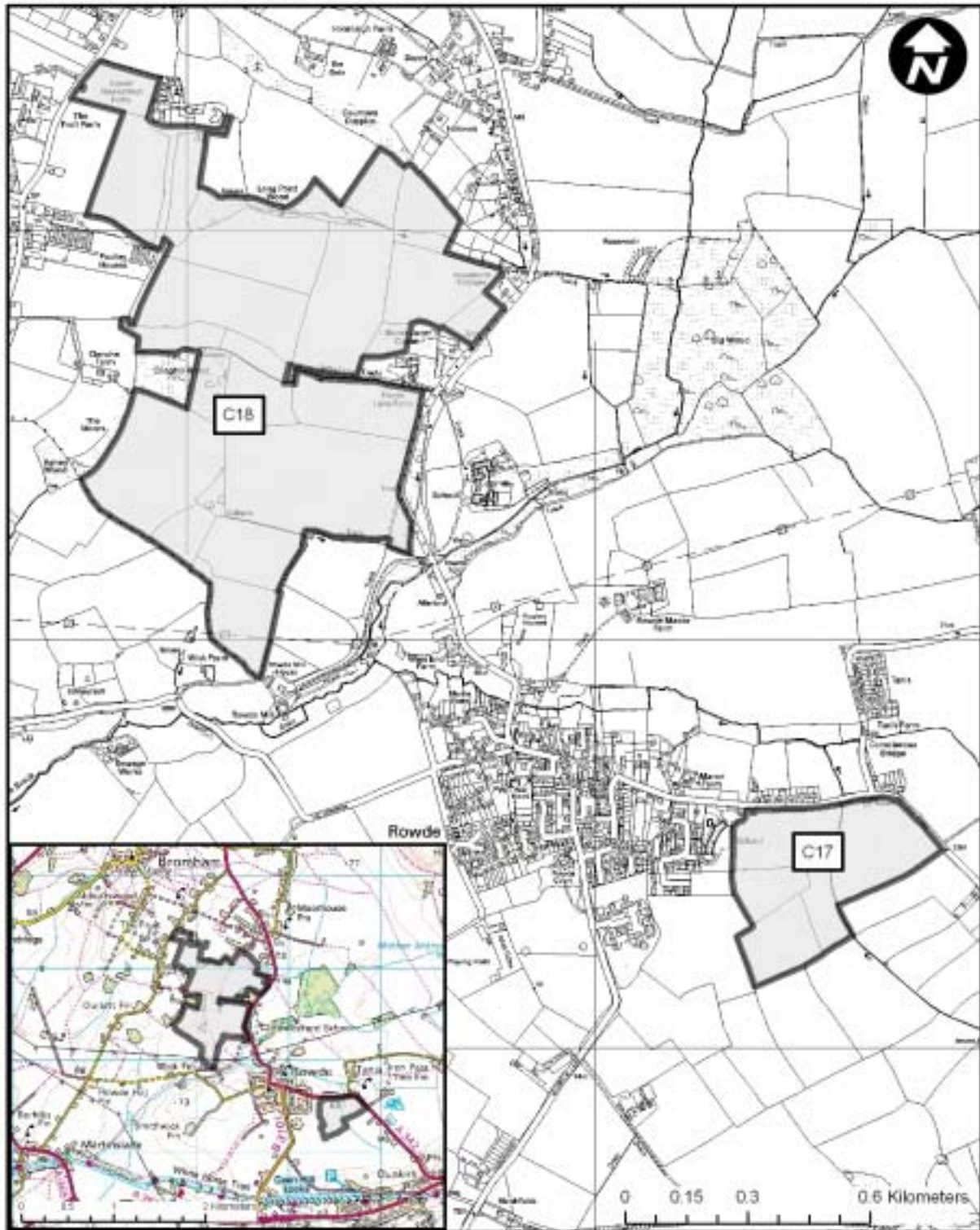
	<p>the south of the land and properties can be found around 200m to the east and west of the land. Those to the west are likely to have views onto the land. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts.</p> <ul style="list-style-type: none"> • A PRow crosses the land running from south to the centre and through to the eastern boundary. There may be some requirement for temporary relocation of this route and potential for long term enhancement. • The whole area of land is classified as Grade 2 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • Approximately 95% of the land is located on a minor aquifer of high vulnerability, with 5% on a minor aquifer of low vulnerability. A Groundwater Assessment will be required for the area of land.
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C16 Potential Restoration Opportunities:	The land would likely be restored back to agriculture or woodland. Restoration could potentially lead to long term biodiversity gain.
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Question C16

Have we correctly identified the key issues and potential restoration options for C16? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Calne Area 7: Land near Rowde



 Areas put forward for consideration

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Table 3.9 Calne Area 7

<p>Characteristics of Area:</p> <ul style="list-style-type: none"> • The area is located approximately 8-10km from Chippenham and 10-11km from Trowbridge (as the crow flies). • The area is predominantly flat and is characterised by the surrounding market garden farming activities. Views of the nearby North Wessex Downs AONB form part of the landscape setting and character of the area and any extraction activity will need to give special consideration to the visual impact on the landscape and mitigate against the temporary short term loss of amenity value. Effective screening will be required. • Road transport is the only feasible option in the area as there is no potential to utilise rail or water transport. The area is served by the A342 – part of the HGV and Primary Route Network. A transport assessment will be required to determine access onto the areas of land submitted and the suitability of the road to carry an increase in HGV traffic. • The area falls within an airfield safeguarding zone. 	
<p>C17 detail:</p>	<p>Size (ha): 14.1</p> <p>Resource type: Soft sand – approx 10% clay</p> <p>Estimated resource yield: 1,215,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
<p>C17 Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • Hedgerows are present on the land and are likely to act as wildlife corridors. There are records of bat species, Long-Eared Bat and Pippestrelle in the nearby village of Rowde. Survey required to assess probability of vulnerable habitats and species. • There is likely to be a significant visual impact from the North Wessex Downs AONB to the north east of the land. • No buildings are located on the area of land. However, there are a number of dwellings located to the north of the land on the opposite side of the road, dwellings to the south west of the land (approximately 130m) and a school which borders the western boundary of the land. There is the potential for significant impacts on the setting and amenity value of the school and the properties surrounding the land. Appropriate screening and control measures will be required. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • The area of land has access onto the A342 which forms part of the HGV route network and PRN. However, movement of mineral would likely either have to travel up the very steep Dunkirk Hill and through the town of Devizes to the east or through the village of Rowde to the west. • The area of land is located within a designated Mineral Resource Zone (MRZ) and is classified as Grade 2 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • Approximately 70% of the area of land is located on major aquifer of intermediate vulnerability. A Groundwater Assessment will be required for the area of land.

C17 Potential Restoration Opportunities:	The land should be restored back to agriculture due to the high quality of the soils currently located on the land.
<p>Question C17</p> <p>Have we correctly identified the key issues and potential restoration options for C17? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
C18 detail:	<p>Size (ha): 74.5</p> <p>Resource type: Soft sand – approximately 10% clay</p> <p>Estimated resource yield: 7,150,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
C18 Key issues requiring further assessment:	<ul style="list-style-type: none"> • Horse Lane Farm, Brook Field County Wildlife Site is located within the boundary of the land. Clinghill Wood County Wildlife Site (ancient woodland) and Ashen Wood County Wildlife Site/ priority habitat sit adjacent to the boundary of the land. An assessment of potential impacts will be required. • Hedgerows are present on the land and are likely to act as wildlife corridors. There are records of Badger, Lesser Horseshoe Bat and several references to Serotine and Brown Long Eared Bat within the boundary of the land. Survey required to assess probability of vulnerable habitats and species. • The area of land is currently in agricultural use with areas of woodland. It is completely flat and largely open with significant views of the North Wessex Downs AONB to the E. Any activity on this land is likely to have a significant landscape and visual impact. • No buildings are located on the area of land, however, there are several dwellings located within 50m and several more dwellings between 50-100m of the area of land. Appropriate screening and control measures will be required. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • The area of land has good access onto the A342 which forms part of the HGV route network and PRN. However, movement of mineral would need to travel some distance to reach Chippenham and transport would need to travel through the village of St Ediths Marsh. • A total of 7 PRoWs criss-cross the area of land in various positions. It is likely that there would be significant amenity impacts to these routes.

	<p>Some of the routes may need to be temporarily stopped, diverted or relocated.</p> <ul style="list-style-type: none"> • Approximately 60% of the area of land is located within a designated Mineral Resource Zone (MRZ). • 95% of the land is classified as Grade 2 Best and Most Versatile agricultural land, 5% Grade 4. Assessment of agricultural quality required. • Approximately 40% of the land is located on a minor aquifer of intermediate vulnerability and 60% of the land is located on a major aquifer of intermediate vulnerability. A Groundwater Assessment will be required for the area of land.
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<p>C18 Potential Restoration Opportunities:</p>	<p>The land should be restored back to agriculture due to the high quality of the soils currently located on the land.</p>
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Question C18

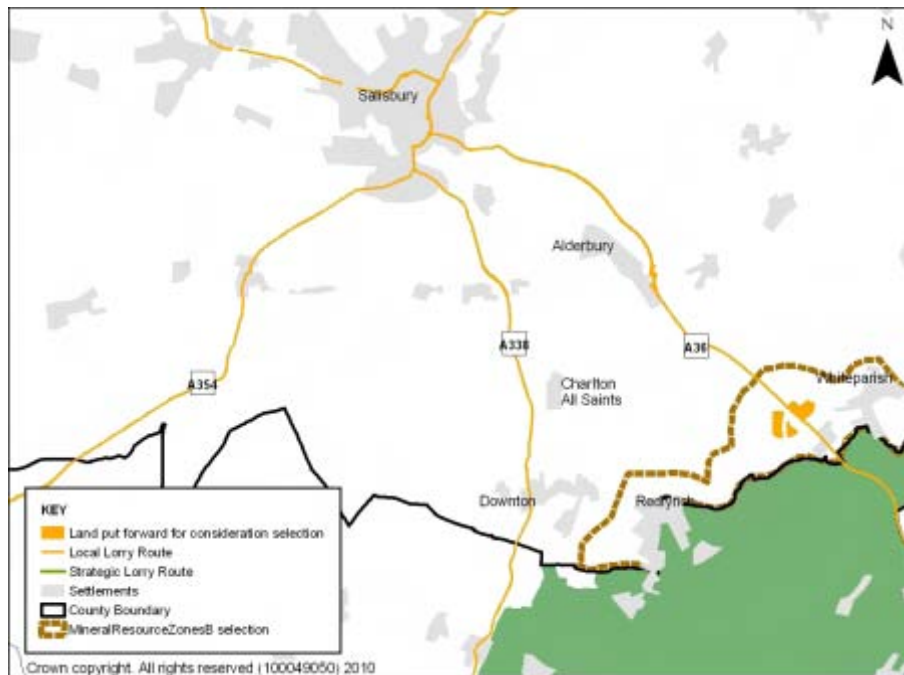
Have we correctly identified the key issues and potential restoration options for C18? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Chapter: 4 The South East of Salisbury Mineral Resource Zone

Context

- 4.1 The mineral resources associated with land to the south east of Salisbury provide an essential supply of soft sand used for mortars, concreting and other industrial uses by the construction industry. Due to the nature of some of the end-uses, the aggregates produced from the area supply not only local markets but are also believed to be transported over greater distances (in excess of 50km), sometimes further afield than what can be considered as the local market areas of Salisbury, Southampton and Bournemouth/Poole.

Figure 4.1 Land put forward in the South East Salisbury area



- 4.2 The area is located on the south eastern boundary of Wiltshire, within short distances of the city of Salisbury (10km) to the north-west; Southampton (20km) to the south-east; and Bournemouth and Poole (30km) to the south-west. The villages of Redlynch (pop 3,475), Whiteparish (pop 1,418) and Downton (pop 2,869) are the largest settlements within the predominantly rural landscape.
- 4.3 The land to the south east of Salisbury encompasses an area where the hills of chalk downs to the north meets the beds of London Clay and the sands of the Reading and Bagshot formations, which broadly outline the recently designated boundary of the New Forest National Park, to the south.
- 4.4 Historically, the winning and working of aggregates has occurred on a relatively small scale in this area. Production is currently limited to a single site - Brickworth quarry - which provides a supply of soft sand for the construction industry.

Restoration aspirations for the area

- 4.5** There are a number of competing interests in the South East of Salisbury area that will need to be carefully managed to ensure that an appropriate balance is maintained. For this reason it is important to establish clear restoration objectives for each of the potential sites in the South east of Salisbury area that marry with the wider aspirations for the area. The restoration led approach should give a clear indication of the end state of the sites. Stakeholder views on how we achieve the most appropriate balance of competing aspirations will be welcomed.
- 4.6** The key restoration drivers in this area are set out in the table below.

Table 4.1 Key drivers for restoration

Driver	Implications
New Forest National Park	The New Forest National Park borders the South East of Salisbury Mineral Resource Zone and represents an area of highly valued landscape. Although none of the potential areas put forward fall within or adjacent to the New Forest National Park, they will nonetheless need to take into account the purposes of this national designation.
South West Nature Map	The strategic nature map identifies where particular broad habitat types should be maintained and enhanced. For the South East of Salisbury area the Nature Map identifies woodland as a suitable habitat.
Woodland Management	A large part of the area is dedicated to woodland management and therefore restoration to woodland could potential contribute to the enhancement of this landscape character.

Question R3

Have we correctly identified the key drivers for restoration for the area? Please tell us if there are aspirations that we have missed.

The potential areas for sand and gravel extraction in the South East of Salisbury Mineral Resource Zone

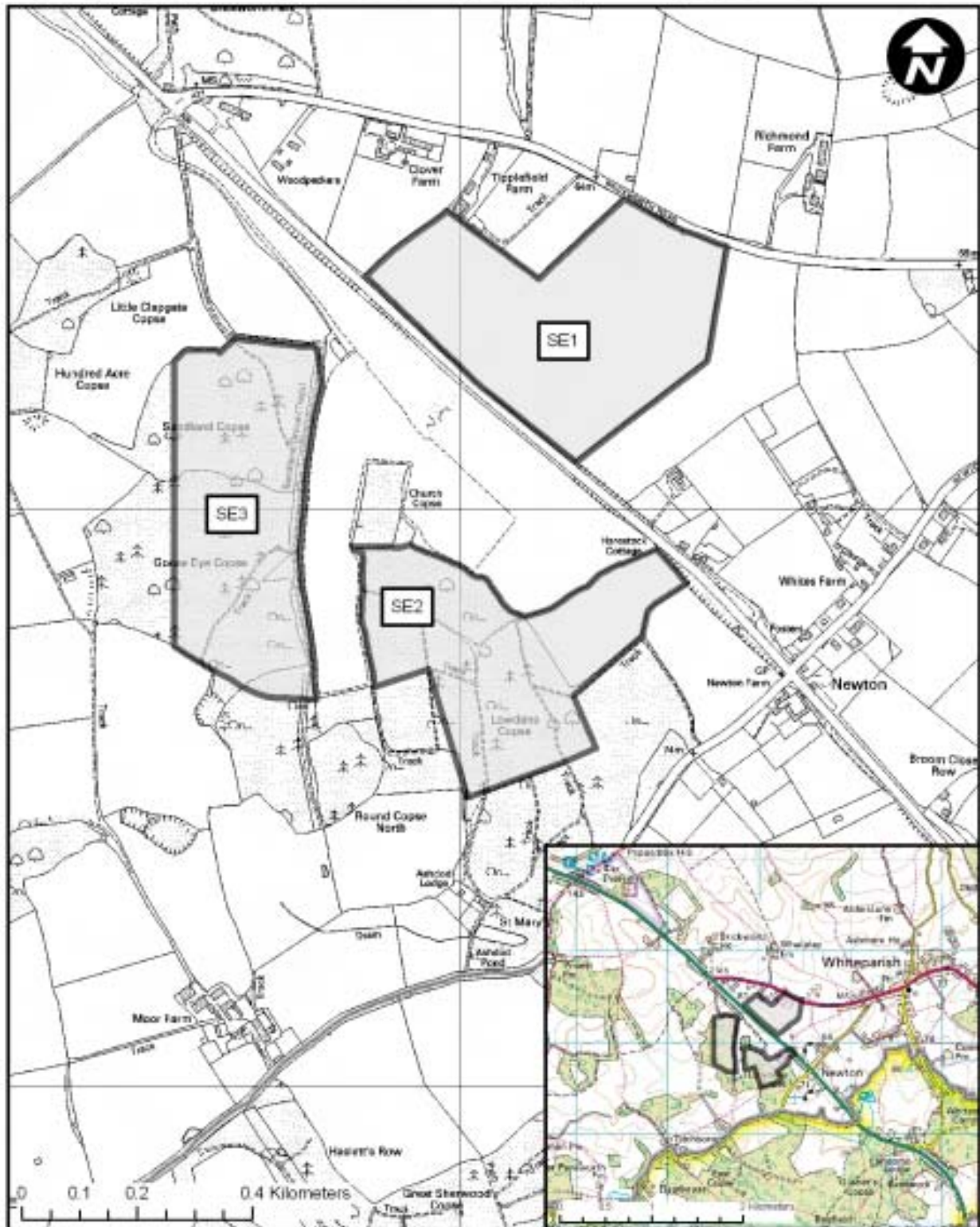
- 4.7** The remaining pages of this chapter present the areas of land within the South East of Salisbury area, that have been put forward for consideration by minerals operators and landowners. None of the areas of land identified in this document at this stage have planning status, and nor do they represent the Councils' preferred sites for development.


Table 4.2

Number of areas put forward in South East Salisbury:	3
Total Estimated Yield:	3,228,750 tonnes
Total hectares:	41.2

- 4.8** Each area within the maps has been allocated a unique reference number and are accompanied by a list of key features, key issues and possible restoration objectives. The lists are not considered to be exhaustive at this stage and we would welcome comments from stakeholders on any of the details included.

South East of Salisbury Area 1: Land near Brickworth Quarry, Whiteparish



 Areas put forward for consideration

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Table 4.3 South East of Salisbury Area 1

Characteristics of Area:	
<ul style="list-style-type: none"> • The area is rural in character, located just north of the New Forest National Park, with the land predominantly used for a mix of forestry and agricultural uses. • The village of Whiteparish (a conservation area) is the nearest settlement. • The city of Salisbury is approximately 9km to the northwest of the area. • The areas of land are well connected to the Primary Route and HGV Route Network and two areas of the submitted land could form extensions to Brickworth Quarry. 	
SE1 detail:	<p>Size (ha): 16.0</p> <p>Resource type: Soft sand</p> <p>Estimated resource yield: 1,280,000 tonnes</p> <p>Current use: Agricultural</p>
SE1 Key issues requiring further assessment:	<ul style="list-style-type: none"> • The land is located approx 1.4km from Whiteparish Common (New Forest) SAC; approx 1.7km from Langley Wood and Homans Copse SAC (New Forest). Potential for short/medium term impacts. Natural England will be consulted to establish whether an Appropriate Assessment will be required. • Established hedgerows / copses on the land and are likely to act as wildlife corridors. The nearest area of ancient woodland is located 200m to the west of the land. Assessment of impacts will be required. Survey required to assess probability of vulnerable habitats and protected/notable species. • The area of land is in proximity to the New Forest National Park. A landscape assessment will be required to determine extent of potential impacts. • A number of properties in proximity to SE1 (dwelling to northeast, and properties at Tipplefield Farm, Clover Farm, Richmond Farm and Woodpeckers). Further assessment will be required to assess potential noise, dust, light, vibration and visual impacts. • The existing Brickworth Quarry is located on the opposite side of the A36 to SE1. Assessment of potential to convey mineral to Brickworth for processing required. • The proposed access onto the land is adjacent to HGV route network. Potential for access to A27 needs to be assessed. • The whole area of land is classified as Grade 3 Best and Most Versatile agricultural land. • Less than 5% of the land lies within Flood Zones 2 and 3. Further consideration will be required on this issue. Environment Agency should be consulted. • Approximately 40% of the land is located on a major aquifer of high vulnerability with the remaining 60% located on a Minor Aquifer of Intermediate Vulnerability. The area of land will require a Groundwater Assessment. Environment Agency should be consulted on this issue.

SE1 Potential Restoration Opportunities:	Restoration to agricultural use or forestry.
<p>Question SE1</p> <p>Have we correctly identified the key issues and potential restoration options for SE1? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
SE2 detail:	<p>Size (ha): 12.9</p> <p>Resource type: Soft Sand</p> <p>Estimated resource yield: 700,000 tonnes</p> <p>Current use: Forestry/Agricultural</p>
SE2 Key issues requiring further assessment:	<ul style="list-style-type: none"> • The area of land has been identified as ancient and managed woodland (approx 80%) due to the seed bed contained within the soils on the land. Further assessment of potential impacts, through consultation with the Forestry Commission will be required. • The area of land falls within Lowden's Copse County Wildlife Site / Ancient Woodland. Approx 1.6km from Whiteparish Common (New Forest) SAC; Approx 1.3km from Langley Wood and Homans Copse SAC (New Forest). Natural England will need to be consulted to establish whether an Appropriate Assessment may be required to assess potential impacts. • Dwelling (Ashdod Lodge) approx 160m to south of SE2. Further assessment will be required to assess potential noise, dust, light, vibration and visual impacts. • Hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. Badgers have been recorded on the land. Survey required to assess probability of vulnerable habitats and protected/notable species. • The entire area of land is identified as an area of woodland in the South West Nature Map. Short term impacts possible with potential for longer term enhancement. • The area of land is in proximity to the New Forest National Park. A landscape assessment will be required to determine extent of potential impacts. • A PRoW shares part of the southern boundary of the land and there is the potential to enhance access to the area through restoration. Potential impact on the amenity value of this route and visual impact will need to be assessed. • The proposed access onto the land is adjacent to the HGV route network. Existing access arrangements at Brickworth quarry would be utilised.

	<p>The land would effectively form a continuation of existing operations, therefore no transport assessment will be required.</p> <ul style="list-style-type: none"> • The whole area of land is classified as Grade 3 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • An underground oil pipeline passes through this area.
SE2 Potential Restoration Opportunities:	Restoration to managed woodland.
<p>Question SE2</p> <p>Have we correctly identified the key issues and potential restoration options for SE2? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
SE3 detail:	<p>Size (ha): 12.3</p> <p>Resource type: Soft sand</p> <p>Estimated resource yield: 1,248,750 tonnes</p> <p>Current use: Forestry/Agricultural</p>
SE3 Key issues requiring further assessment:	<ul style="list-style-type: none"> • The area of land has been identified as ancient and managed woodland (approx 90%) due to the seed bed contained within the soils on the land. Further assessment of potential impacts, through consultation with the Forestry Commission will be required. • The area of land falls within Sandland Goose Eye Copse County Wildlife Site / Ancient Woodland. Approx 2.2km from Whiteparish Common (New Forest) SAC; Approx 1.3km from Langley Wood and Homans Copse SAC (New Forest). Natural England to be consulted on whether an Appropriate Assessment will be required to assess potential impacts. • Hedgerows / woodland are likely to act as wildlife corridors. Survey required to assess ecological value of area likelihood of vulnerable habitats and protected/notable species present. • The area of land is identified as an area of woodland in the South West Nature Map. Short term impacts possible with potential for longer term enhancement. • The area of land is in proximity to the New Forest National Park. A landscape assessment will be required to determine extent of potential impacts. • There are no potential sensitive receptors on or in proximity to the area of land. Existing plant facilities from Brickworth Quarry would be used and noise is unlikely to be a barrier to development of this land. The land would act as an extension to Brickworth Quarry.

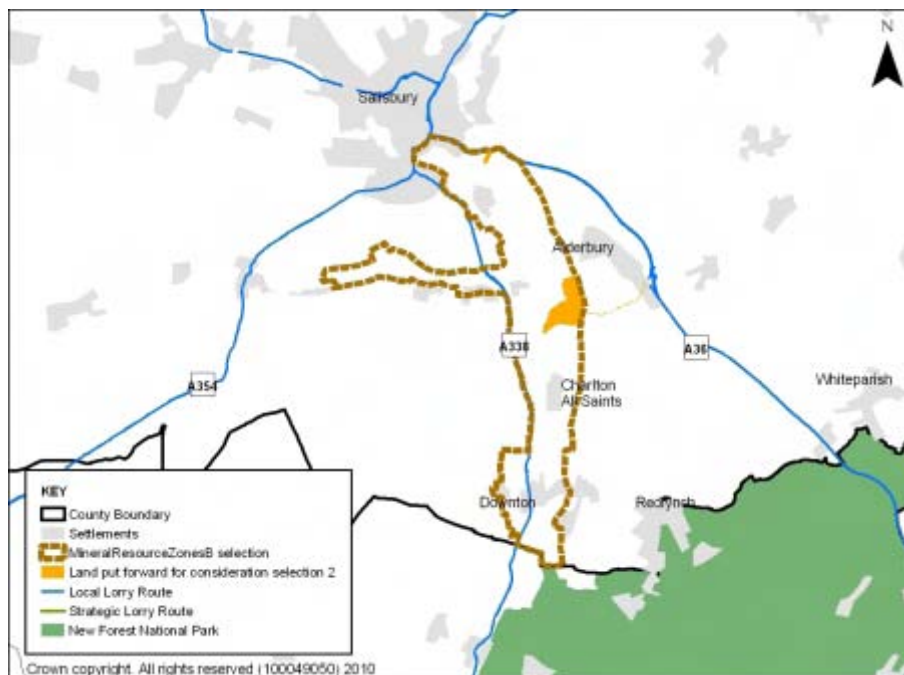
	<ul style="list-style-type: none"> • A PRow shares part of the E boundary of the land and there is the potential to enhance access to the area through restoration. Potential impact on the amenity value of this route and risk of negative visual impact. • The area of land is in proximity to the New Forest National Park. A landscape assessment will be required to determine extent of potential impacts. • The whole area of land is classified as Grade 3 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • The proposed access onto the land is adjacent to the HGV route network. Existing access arrangements at Brickworth quarry would be utilised. The land would effectively form a continuation of existing operations, therefore no transport assessment will be required. • Approximately 85% of the land is located on a major aquifer of high vulnerability and 15% on a minor aquifer of intermediate vulnerability. The area of land will require a Groundwater Assessment. Environment Agency should be consulted on this issue.
<p>SE3 Potential Restoration Opportunities:</p>	<p>Restoration will need to maintain the ancient woodland seed bank of the land and restored back to managed woodland. An increase in amenity uses/value could be created through careful restoration.</p>
<p>Question SE3</p> <p>Have we correctly identified the key issues and potential restoration options for SE3? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	

Chapter: 5 The Salisbury Avon Mineral Resource Zone

Context

- 5.1** The sand and gravel resources within the Salisbury Avon Mineral Resource Zone are a product of fluvial systems associated with the River Avon and run the length of the river course from the north of the MRZ at Salisbury to the south at Downton. The area is characterised by terrace gravel deposits primarily formed in the Quaternary period⁽¹²⁾.
- 5.2** The main settlements located within the Salisbury Avon MRZ are Salisbury, Charlton All Saints, Downton, Alderbury and Odstock.
- 5.3** The sand and gravel deposits of the Salisbury Avon MRZ are likely to serve, based on an assumed economically viable distance by road of 40km, the markets of Salisbury (and South Wiltshire), Bournemouth/ Poole, Southampton and other parts of Dorset and Hampshire. As a shortfall Authority in terms of coarse aggregate, Dorset could represent an area of high demand for aggregates from the Salisbury Avon towards the end of the Plan period. The area is served by the A36 and A338 Local Lorry Route Network.
- 5.4** The records held by the BGS indicate that only the deposits of sand and gravel south of Salisbury should be considered as a resource and this has been reflected in the delineation of the Council's preferred MRZ. Following a sieving exercise undertaken by the Councils, the workable resource potential in the area was limited to only two areas of land and can be shown in Picture 5.1.

Figure 5.1 Land put forward in the Salisbury Avon area



12 The sand and gravel deposits associated with the River Avon extend south beyond Wiltshire and into the New Forest National Park and beyond to Southampton. Extensive mineral workings can be found around the Blashford Lakes area.

Restoration aspirations for the area

5.5 There are a number of competing interests in the Salisbury Avon area that will need to be carefully managed to ensure that an appropriate balance is maintained. For this reason it is important to establish clear restoration objectives for each of the potential sites in the Salisbury Avon area that marry with the wider aspirations for the area. The restoration led approach should give a clear indication of the end state of the sites. Stakeholder views on how we achieve the most appropriate balance of competing aspirations will be welcomed.

5.6 The key drivers in this area are:

Table 5.1 Key drivers for restoration

Driver	Implications
Integrity of the River Avon SAC	The introduction of fill material for restoration may present issues of flooding and could impact upon the River Avon SAC. There is potential for creation of small water bodies to increase flood storage capacity and wetland habitat.
Improving accessibility/amenity	Permissive rights of way could be created across the area of land, with a resulting boost to amenity value and make the best use of any wetland habitat created.

Question R4

Have we correctly identified the key drivers for restoration for the area? Please tell us if there are aspirations that we have missed.

The potential areas for sand and gravel extraction in the Salisbury Avon Mineral Resource Zone

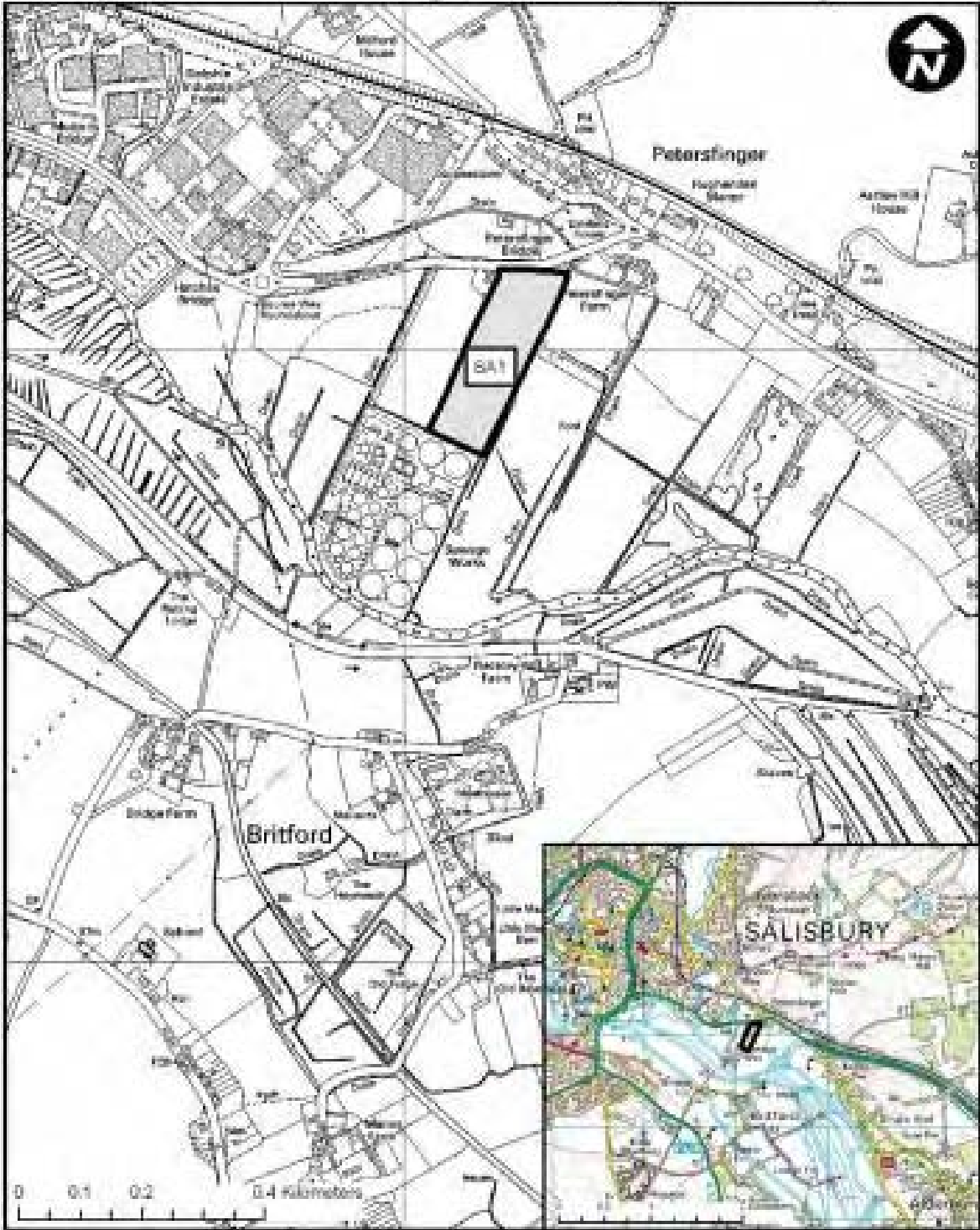
5.7 The remaining pages of this chapter present the areas of land within the Salisbury Avon area that have been put forward for consideration by minerals operators and landowners. None of the areas of land identified in this document at this stage have planning status, and nor do they represent the Councils' preferred sites for development.

Table 5.2

Total estimated requirement for Salisbury Avon (million tonnes)	N/A
Number of areas put forward in Salisbury Avon	2
Total Estimated Yield (tonnes)	2,220,000
Total hectares	67.1

- 5.8** Each area within the maps has been allocated a unique reference number and are accompanied by a list of key features, key issues and possible restoration objectives. The lists are not considered to be exhaustive at this stage and we would welcome comments from stakeholders on any of the details included.

Salisbury Avon Area 1: Land near Petersfinger Farm, Salisbury



SA1 Area put forward for consideration

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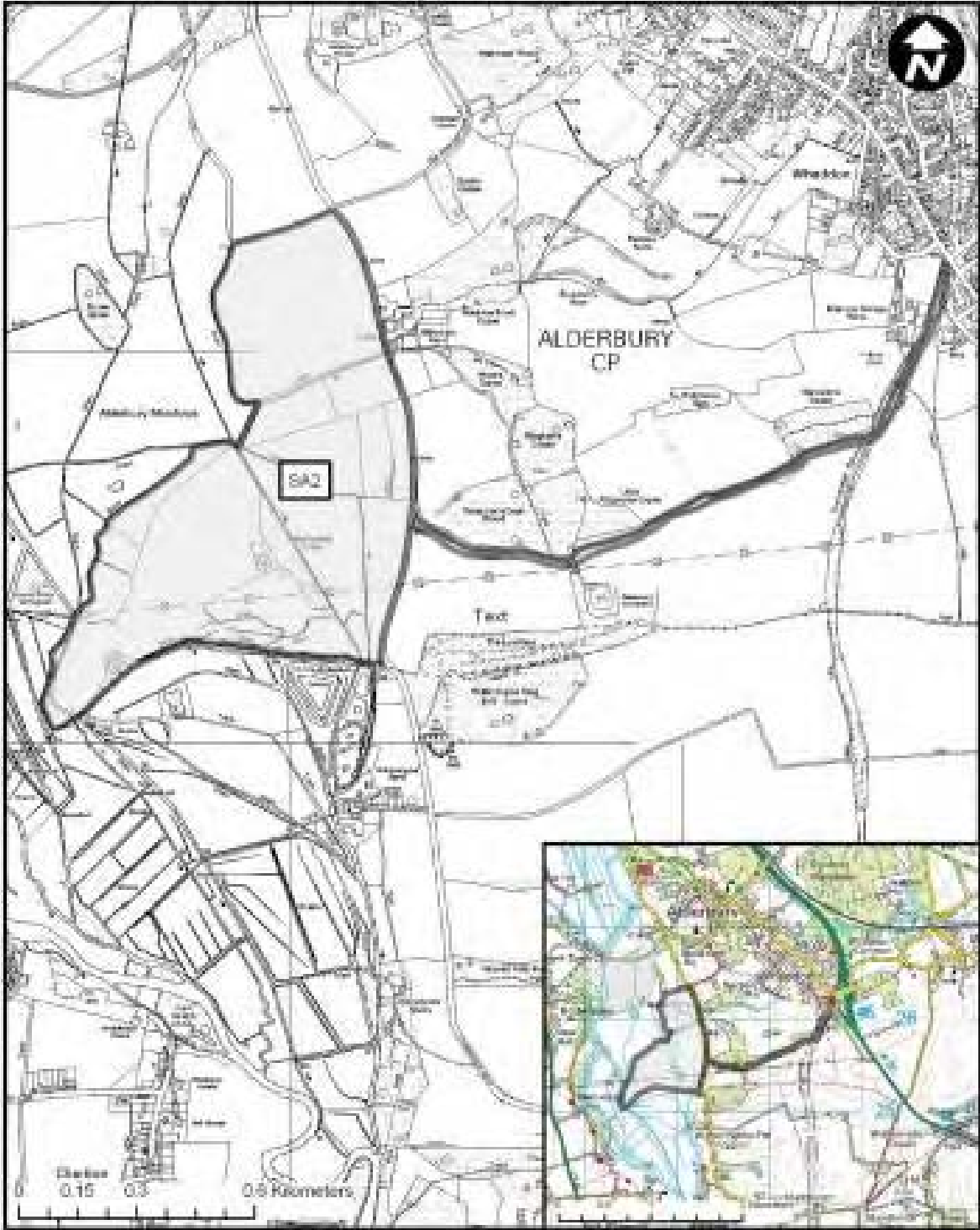
Table 5.3 Salisbury Avon Area 1

Characteristics of Area:	
<ul style="list-style-type: none"> The area is in close proximity of the city of Salisbury, and comprises largely urban land uses to the north and west, characterised by residential areas and retail uses, and agricultural uses to the east and south. The area of land submitted is currently in agricultural use, however there is an existing sewage treatment facility adjacent to the south of the land. The area of land is adjacent to the A36 which forms part of the Primary Route and HGV Route Network. 	
SA1 detail:	<p>Size (ha): 3.2</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 220,000 tonnes</p> <p>Current use: Agricultural</p>
SA1 Key issues requiring further assessment:	<ul style="list-style-type: none"> The land is located approx 250m from River Avon SAC, approx 140m from Petersfinger Farm Meadows County Wildlife Site, approx 500m East Harnham Meadow SSSI. Records of Otter, Slow worm, Serotine, Myotis Bat, Natterer's Bat, Noctule Bat, Common Pipistrelle and Soprano Pipistrelle found in proximity to the land. Potential for short term impacts particularly on the integrity of the nearby River Avon SAC. Natural England will need to be consulted to determine whether Appropriate Assessment of the potential for significant impacts to the SAC will be required. Boundary hedgerows on the land could potentially act as wildlife corridors. Survey required to assess probability of vulnerable habitats and protected/notable species. However, long term benefits could be realised through restoration. The location of sensitive receptors (sewage treatment facility and nearby residential buildings) adjacent to (and overlooking) the land will require further assessment to determine potential noise, dust, light, vibration and visual impacts. Possible access to A36 would require assessment, including consideration of visibility from bend in road to south and proximity to existing junctions to road relating to development in close proximity to site boundary. Approximately 75% of the land lies within Flood Zone 3 and 5% within Flood Zone 2. Environment Agency will need to be consulted on this issue. The entire area of land is located on a major aquifer of high vulnerability and will require a Groundwater Assessment. The integrity of the course of the River Avon SAC will need to be maintained. Environment Agency will need to be consulted on this issue.
SA1 Potential Restoration Opportunities:	<p>There is potential for creation of small water bodies to increase flood storage capacity and wetland habitat. Potential to create permissive routes through site post-restoration.</p>

Question SA1

Have we correctly identified the key issues and potential restoration options for SA1? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Salisbury Avon Area 2: Land near Alderbury Farm



Land put forward for consideration

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Table 5.4 Salisbury Avon Area 2

Characteristics of Area:	
<ul style="list-style-type: none"> The area, located approximately 3.5km from the city of Salisbury, is rural in character, enclosed within the Salisbury Avon Valley. The value of the historic landscape is recognised in the designation of the Longford Castle Historic Park and Garden (Grade2* listed). Agricultural uses in the area comprise arable, pasture and fisheries. The area of land is in proximity to the A338 Primary Route and HGV Route Network and could potentially be linked to the A36 (also Primary Route/ HGV Route Network) by using a 1.5km existing farm track as a haul road. A small part of the north of the land falls within an airfield safeguarding area. 	
SA2 detail:	<p>Size (ha): 63.9</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 2,000,000 tonnes</p> <p>Current use: Agricultural</p>
SA2 Key issues requiring further assessment:	<ul style="list-style-type: none"> The land is located approx 200m from River Avon SAC in places (English Nature will need to be consulted to determine whether Appropriate Assessment will be required), part of the River Avon South County Wildlife Site runs through the southern part of the land, Top Moor County Wildlife Site / Priority Habitat is located adjacent to the southern boundary of the land; Witherington Ring County Wildlife Site is located within 100m of the land. Pipestrelle Bat has been sighted within the land; records of Serotine, Badger, Desmoulin's Whorl snail also found in proximity to the land. Pond would need to be assessed for potential to support protected species. Ecological assessment required. An area of ancient woodland is located adjacent to the proposed haul road onto the land. Hedgerows separate fields on the land and are likely to act as wildlife corridors. Survey required to assess probability of vulnerable habitats and protected/notable species. However, long term benefits could be realised through restoration. The land is predominantly in agricultural use (arable/pasture). A small pond/lake is located within site. Longford Castle (Grade 2*) Historic Park and Garden is located to the northwest of the land (adjacent at one point). English Heritage will need to be consulted on potential impacts to setting of this historic asset and other potential historic features within the site. Fishing lakes are located to the south of the land along with some properties to the south and east of the land. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. A PRoW shares part of the proposed haul route but there is some potential to create permissive routes through restoration. Quarry traffic would need to cross Witherington Road to access potential haul road (visibility onto road from site and potential haul road is currently poor). Assessment of feasibility of creating a crossing required. Assessment of suitability of potential haul road required, including

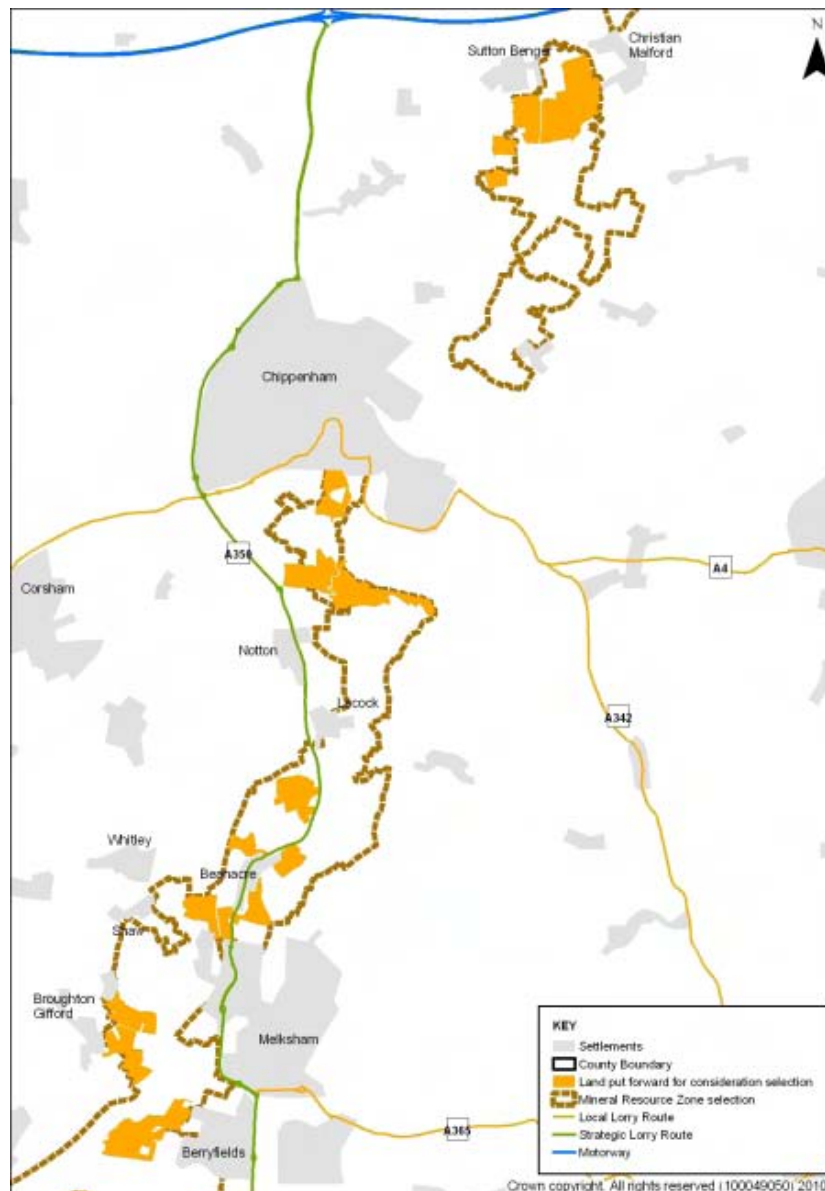
	<p>consideration of potential impacts on height and width of foot bridge (PRoW) that crosses haul road. Suitability of access arrangements with junction with A36 will also be required.</p> <ul style="list-style-type: none"> • Approximately 60% of the land is classified as Grade 3 Best and Most Versatile agricultural land, remainder Grade 4. An assessment of agricultural quality will be required. • Approximately 50% of the land lies within Flood Zone 3 and 5% within Flood Zone 2. The Environment Agency will need to be consulted on need for further detailed assessment. • Approximately 60% of the land is located on a major aquifer of high vulnerability, 25% on a major aquifer of intermediate vulnerability and 15% on a Minor Aquifer of Intermediate vulnerability. The Environment Agency will need to be consulted on need for groundwater assessment at this stage. The integrity of the course of the River Avon will need to be maintained.
<p>SA2 Potential Restoration Opportunities:</p>	<p>Restoration to agriculture or potential for lake to be created in area of low agricultural quality to increase flood storage capacity and wetland habitat. This would need close liaison with Environment Agency and Natural England to determine most appropriate end use in light of proximity to River Avon. Potential to create permissive rights of way through restoration project.</p>
<p>Question SA2</p> <p>Have we correctly identified the key issues and potential restoration options for SA2? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	

Chapter: 6 The Bristol Avon Mineral Resource Zone

Context

- 6.1 The Bristol Avon area (shown in figure 6.1) is located in the west of the county and is characterised by sharp sand and gravel deposits laid in Pleistocene times (within approximately the last two million years). Based on an average distance of 40km for transport of aggregates by road, quarries based in the Bristol Avon Mineral Resource Zone could serve the market towns of west Wiltshire (Chippenham, Trowbridge, Warminster, Melksham, Bradford on Avon and Westbury), Bristol, Bath, Swindon and parts of east Wiltshire. The Strategic Lorry Route (A350) runs broadly in line with the extent of the Resource Zone from Melksham to Chippenham.

Figure 6.1 Land put forward in Bristol Avon area



- 6.2 Previous work undertaken by the BGS has highlighted that the resource in this area is of generally poor quality, but does contain isolated pockets of viable mineral. As a result, this would suggest that the Bristol Avon MRZ should not be considered as an alternative long-term strategic source of sand and gravel to that of the Upper Thames Valley.

- 6.3** The results of the resource sieving exercise undertaken by the Councils provided a more improved picture of the potential future workable sand and gravel resource in the Bristol Avon area. At this stage the Councils do not know whether the areas taken forward contain any viable minerals. Further dialogue with the minerals industry will be required in order to properly assess the suitability of the local resources for use in construction projects.
- 6.4** Future sand and gravel working in the area could be constrained due to the location and extent of resources and their proximity to several major urban areas. Furthermore, the proposed future development and expansion of Chippenham could result in sterilisation of potentially viable mineral unless a joined-up approach to development is adopted. There are potential opportunities to work sand and gravel resources prior to development commencing and this could provide materials for local use in development projects whilst also creating opportunities to enhance flood storage capacity/protection and water management.

Restoration aspirations for the area

- 6.5** There are a number of competing interests in the Bristol Avon area that will need to be carefully managed to ensure that an appropriate balance is maintained. For this reason it is important to establish clear restoration objectives for each of the potential sites in the Bristol Avon area that marry with the wider aspirations for the area. The restoration led approach should give a clear indication of the end state of the sites. Stakeholder views on how we achieve the most appropriate balance of competing aspirations will be welcomed.
- 6.6** The key drivers in this area are:

Table 6.1 Key drivers for restoration

Driver	Implications
Flood retention and alleviation	The Environment Agency Bristol Avon Catchment Flood Management Plan (2009) 'Managing Flood Risk' Policy 6 promotes water storage or run-off management in locations along the River Avon that can help to provide overall flood risk reduction and/or environmental benefits.
Green Infrastructure	Restoration of minerals sites could, where appropriate, contribute to wider Green Infrastructure develop in the area through increased habitat creation, water management and increased recreation potential.

Question R5

Have we correctly identified the key drivers for restoration for the area? Please tell us if there are aspirations that we have missed.

The potential areas for sand and gravel extraction in the Bristol Avon Mineral Resource Zone

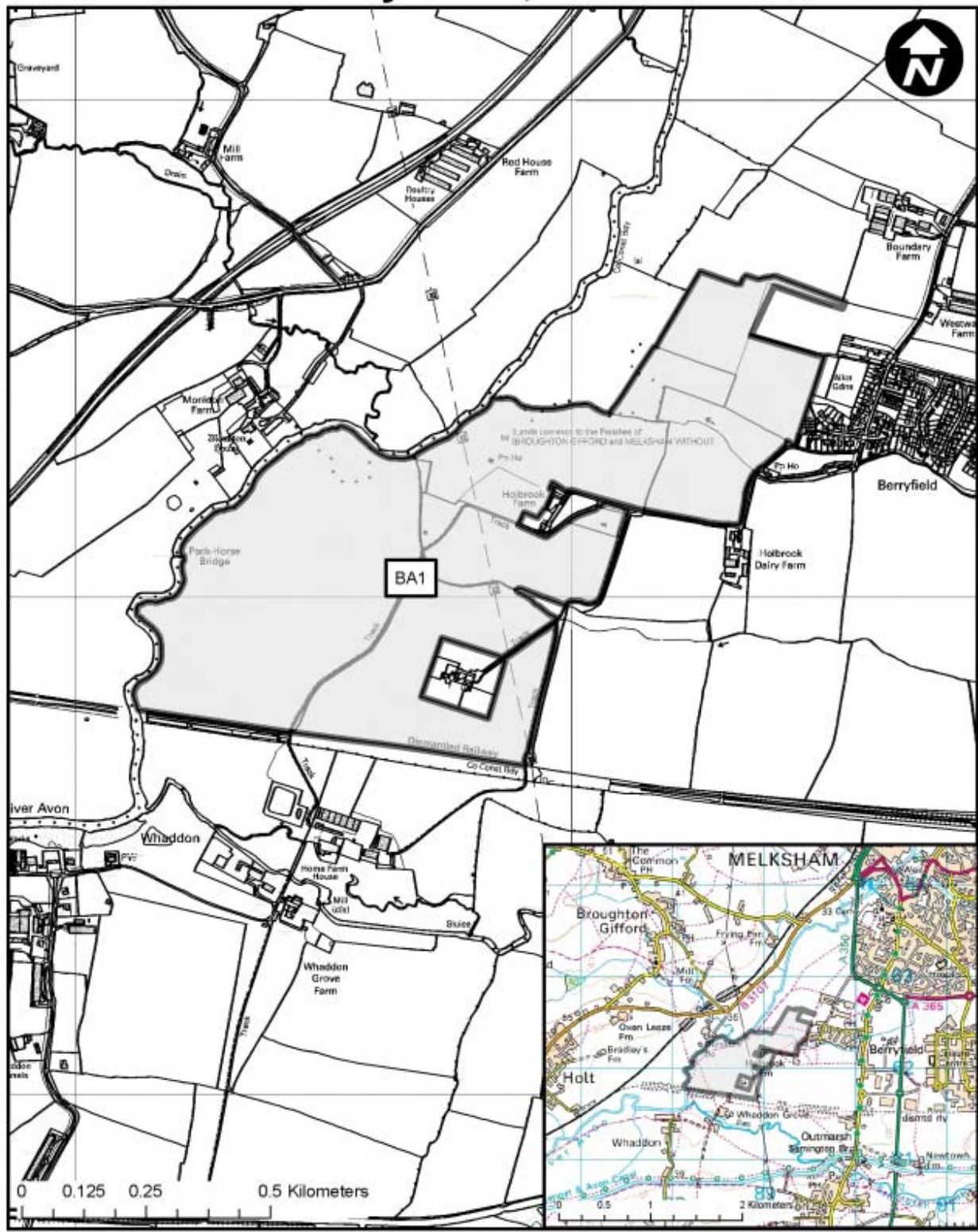
- 6.7** The remaining pages of this chapter present the areas of land within the Bristol Avon area that have been put forward for consideration by minerals operators and landowners. None of the areas of land identified in this document at this stage have planning status, and nor do they represent the Councils' preferred sites for development.

Table 6.2

Total estimated requirement for Bristol Avon (million tonnes)	N/A
Number of areas put forward in Bristol Avon	16
Total Estimated Yield (tonnes)	6,736,000
Total hectares	464

- 6.8** Each area within the maps has been allocated a unique reference number and are accompanied by a list of key features, key issues and possible restoration objectives. The lists are not considered to be exhaustive at this stage and we would welcome comments from stakeholders on any of the details included.

Bristol Avon Area 1: Land west of Berryfields, Melksham



 Area put forward for consideration

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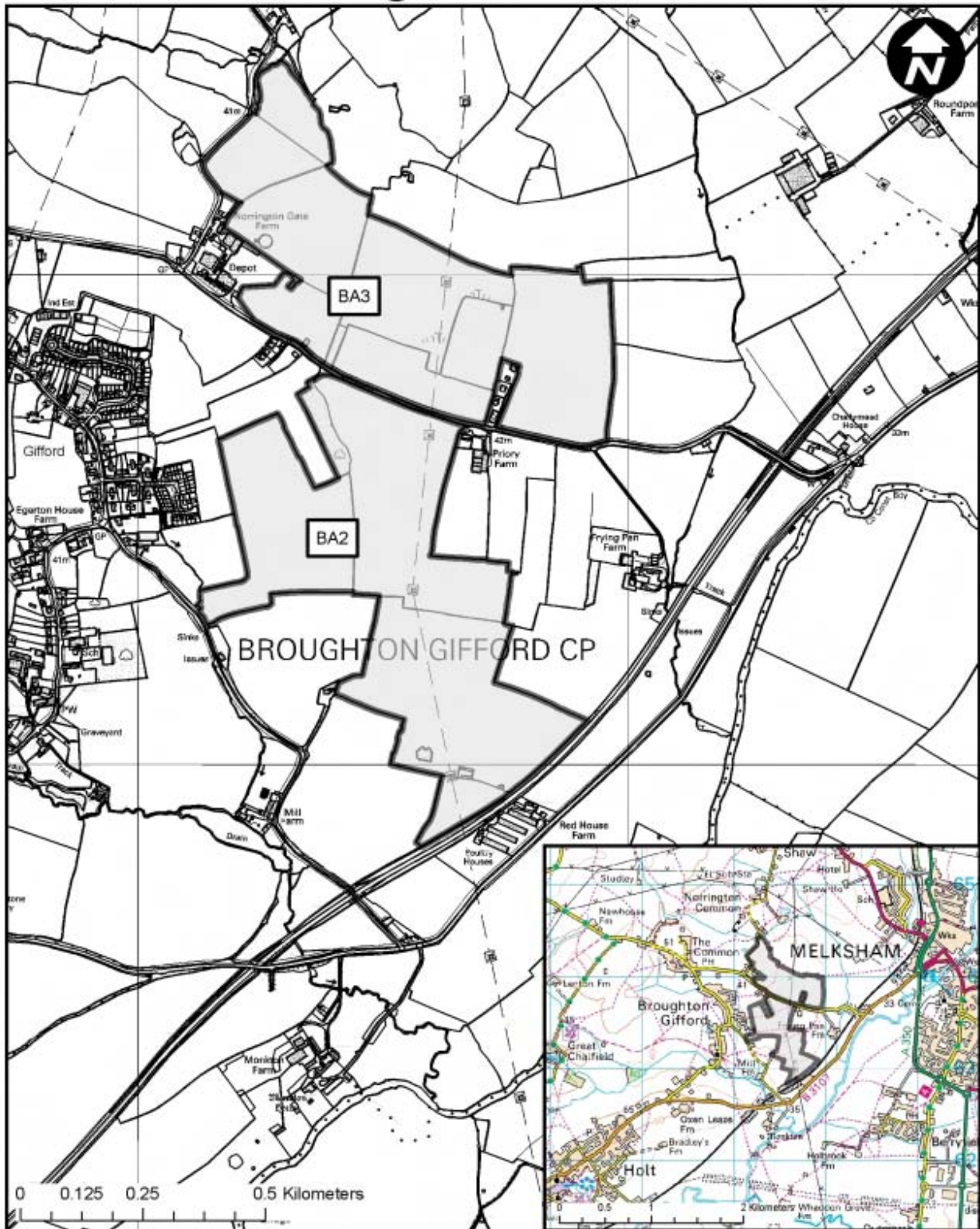
Table 6.3 Bristol Avon Area 1


Characteristics of Area:	
<ul style="list-style-type: none"> • The land lies in proximity to the town of Melksham to the east and is currently in agricultural use. • The land extends for about 1km in length, sloping downwards from east to west towards the River Avon. • The area is located within 2 airfield safeguarding zones. • Approx 95% of the land is located within a designated Mineral Resource Zone (MRZ). • The wider area is well served by the A350 which is part of the Primary Route Network. 	
BA1 detail:	<p>Size (ha): 61.1</p> <p>Resource type: Sand and Gravel</p> <p>Estimated yield: 920,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA1 Key issues requiring further assessment:	<ul style="list-style-type: none"> • The north eastern boundary of the land lies in close proximity to Berryfields housing estate. The land surrounds Holbrook Farm and Home Farm House. Potential for impacts relating to visual impact, noise, vibration, dust and light intrusion. • The land sits in an elevated position above the village of Whaddon and Whaddon Grove farm to the south of the land. Potential for visual and noise impact. • A SAM is located 260m to the south of the land. Potential for impacts on the setting of this designation. • The Bristol Avon River County Wildlife Site borders the western boundary of the land. • Extensive mature hedgerows and trees are located throughout the area of land. • Protected species located in proximity to the land. Small unused structure located on the land could house bats. Survey required for BAP habitats and species. • A number of PRowS run across the land in various directions. • Current access for HGVs onto the land is poor. Potential access onto the land could be created by upgrading existing access road onto the A350 to the north east of the land. Transport Assessment required. • Approx 25% of the land is Grade 1 Best and Most Versatile Agricultural land, the remaining 75% is grade 4. Assessment of agricultural quality required. • Approx 50% of the land is located within Flood Zone 3. • Land is located on a minor aquifer of high/intermediate vulnerability – Groundwater Impact Assessment required.
BA1 Potential Restoration Opportunities:	Increasing flood storage capacity, restoring back to agricultural land, creation of BAP habitats, enhancement of County Wildlife Sites.

Question BA1

Have we correctly identified the key issues and potential restoration options for BA1? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Bristol Avon Area 2: Land east of Broughton Gifford



 Land put forward for consideration

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Table 6.4 Bristol Avon Area 2

Characteristics of Area:	
<ul style="list-style-type: none"> The land east of Broughton Gifford is located in close proximity to Broughton Gifford to the west of BA2 (approx 65m) and south west of BA3 (approx 230m). Potential for noise, dust, light, vibration noise and visual impacts to surrounding properties. Broughton Gifford is a designated Conservation Area. The potential for impacts to the setting of this designation will need careful consideration. Access to the area is currently via small roads leading from the A350 (part of the Primary Route Network and HGV route network) and requires crossing a railway track via a bridge with potential weight restriction. A Transport Assessment will be required. The area falls within 2 airfield safeguarding zones. The area of land is predominantly agricultural in use. 	
BA2 detail:	<p>Size (ha): 30.6</p> <p>Resource type: Sand and Gravel – approx 10% clay</p> <p>Estimated resource yield: 415,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA2 Key issues requiring further assessment:	<ul style="list-style-type: none"> The Bristol Avon River County Wildlife Site is approx 320m to the south east of the land. There is also a small area of woodland present on the northern part of the area of land. Extensive and established mature hedgerows and trees are located throughout the area of land. Evidence of protected species reported in proximity to the land. Survey required for BAP habitats and species. Potential for short – medium term loss of amenity. Any development on this land would need to be sensitive to Broughton Gifford (to the west), Frying Pan Farm (to the east), Priory Farm (to the north) and Mill Farm (to the south). Properties to the west overlook the land. There are tennis courts approx 160 meters west of the land. Potential for noise, dust, light, vibration and visual impacts to surrounding properties. A number of PRowS run across the land in various directions and power lines cross the land. A 7.5t weight restricted road runs to the south west of the land and would not be suitable for HGV traffic. The area of land is 100% grade 3 Best and Most Versatile Agricultural land. Assessment of agricultural quality required. Approx 85% of the land is located within a designated Mineral Resource Zone (MRZ). The land is located on a minor aquifer of intermediate/low vulnerability and will require a Groundwater Assessment.
BA2 Potential Restoration Opportunities:	Potential for restoration to agriculture and/or creation of BAP habitats.

Question BA2

Have we correctly identified the key issues and potential restoration options for SE1? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

<p>BA3 detail:</p>	<p>Size (ha): 28.9</p> <p>Resource type: Sand and Gravel – approx 15% clay</p> <p>Estimated resource yield: 370,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
<p>BA3 Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • Norrington Common CWS is approximately 290 meters north of the area of land. • Extensive mature and established hedgerows and trees are located throughout the area of land with a number of veteran trees located on the eastern side of the land. • Protected species located in proximity to the land. Survey required for BAP habitats and species. • Approx 15% of the northern part of the land is identified as an area of neutral grassland in the draft Regional Nature Map. Short term impacts possible with potential for longer term enhancement. • Short term loss of amenity. Potential for adverse impacts (noise, visual, dust, light and vibration) to adjacent residential properties, existing businesses, a nursery and Norrington Gate Farm. A number of properties to the north west overlook the land, whilst Priory Farm lies adjacent to the east of the land. A new property has recently been built to the east of the land and is surrounded on 3 sides by the area of submitted land. • A PRoW runs through the centre of the land (north to south) and another along the northern boundary of the land, however these are very poorly maintained. A number of power lines also cross the land in various directions. • A 7.5t weight restricted road runs to the west of the land and would not be suitable for HGV traffic. • The land is located within a designated Mineral Resource Zone (MRZ). • The area of land is 100% grade 3 Best and Most Versatile Agricultural Land. Assessment of agricultural quality required. Land is currently used for grazing of cattle and horses. • The land is located on a minor aquifer of intermediate vulnerability and will require a Groundwater Assessment.

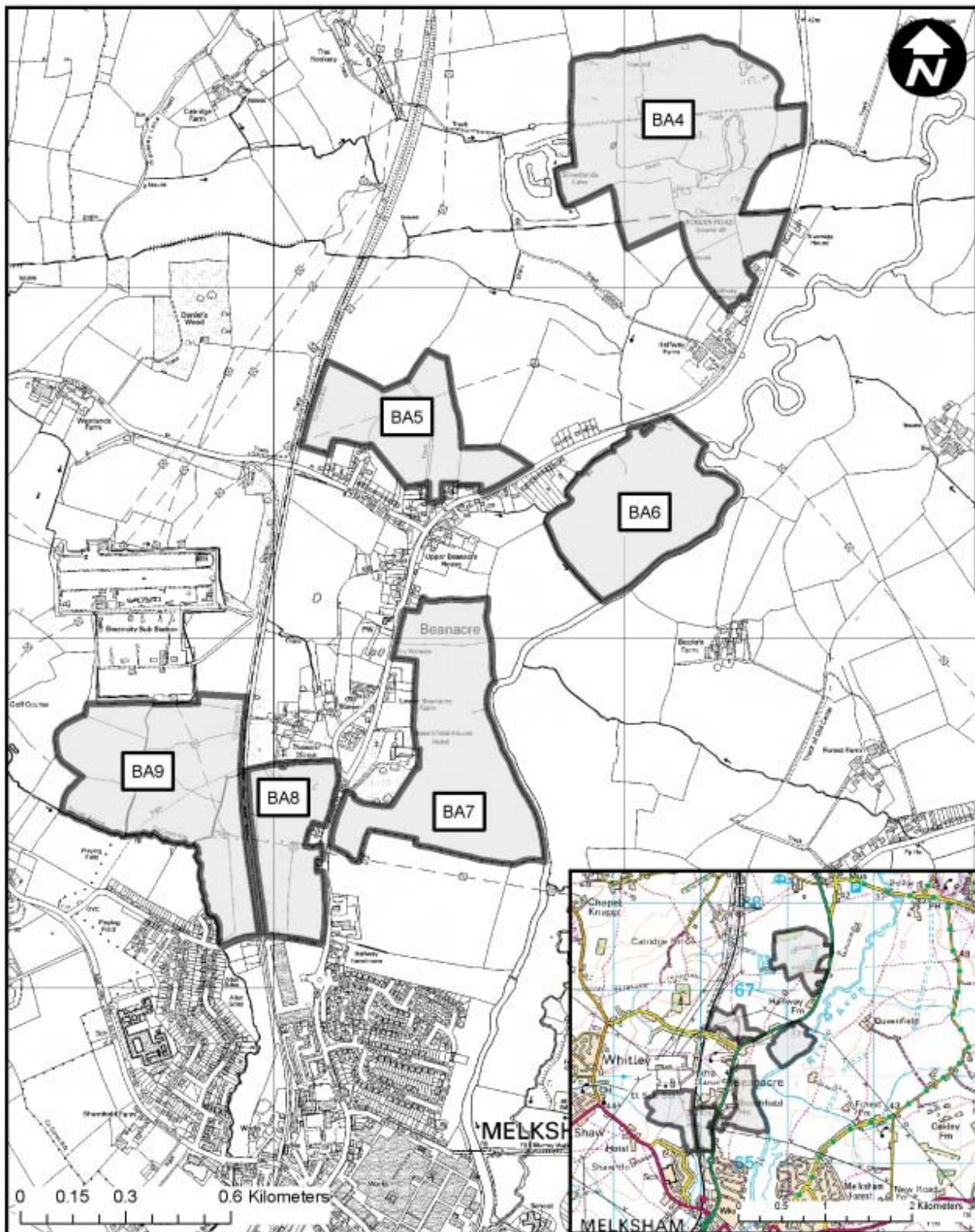
**BA3 Potential
Restoration
Opportunities:**


Potential for enhancement of access to the area through restoration, expansion of draft Regional Nature Map neutral grassland designation.

Question BA3

Have we correctly identified the key issues and potential restoration options for SE1? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Bristol Avon Area 3: Land near Beanacre



 Areas put forward for consideration

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Table 6.5 Bristol Avon Area 3

<p>Characteristics of Area:</p> <ul style="list-style-type: none"> • The area is characterised by linear ribbon developments along the A350 with the town of Melksham located to the south of the area. The settlement of Beanacre is located in a central position within the area, with many of the land parcels submitted in close proximity. • Potential visual impact from Bowden Hill and higher ground south of Catridge Farm and the west of the area as well as from the A350. • Road transport is the only feasible and realistic option in the area. The area is well served by the A350 (part of the Primary Route Network and HGV route network) and a number of parcels of land have access onto it (with the exception of area BA9 where access over the railway line is required). However, the high speed nature of the moving traffic on this route could act as a constraint to suitable HGV access onto the parcels of land in the area. A transport assessment for the area will be required. • The area falls within 2 airfield safeguarding zones. • The area is located within a designated Mineral Resource Zone (MRZ). 	
<p>BA4 detail:</p>	<p>Size (ha): 33.3</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 500,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
<p>BA4 Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • 2 areas of ancient woodland (approx 15-20% of the land) and Inwood County Wildlife Site are located within the boundary of the land and provide natural screening. Impacts on these areas will require further consideration. • Evidence of protected species (badgers) reported on the land. Survey required for BAP habitats and species. • Hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. Ponds are also present in places. Survey required to assess probability of vulnerable habitats and species. • Evidence of past mineral working and restoration on the land through erratic land formations and levels. Further assessment will be required to determine the level of remaining resource on the land. • Approx 15% of the northern part of the land is identified as an area of neutral grassland in the SW Nature Map. Short term impacts possible with potential for longer term enhancement. • The course of a Roman road runs through the land (east – west alignment). With a PRoW partially following the road’s course. • Buildings present on the land. Survey required to assess historic value of these structures. • Land is currently in agricultural use with adjacent land to the west used recreationally as a fishing lake. Any mineral working on the land will require clay lining to avoid affecting the water level of the lake. • Potential for short – medium term loss of amenity. Potential for noise, dust, light, vibration and visual impacts to nearby property and Halfway Farm.

	<ul style="list-style-type: none"> • Approximately 25% of the land is classified as Grade 2 Best and Most Versatile agricultural land, remainder Grade 3. Assessment of agricultural quality required. • The area of land is located on a minor aquifer of intermediate vulnerability and will require a Groundwater Assessment.
BA4 Potential Restoration Opportunities:	Potential for restoration to agriculture and/or creation of BAP habitats. Potential to improve and increase recreational value.
<p>Question BA4</p> <p>Have we correctly identified the key issues and potential restoration options for BA4? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
BA5 detail:	<p>Size (ha): 13</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 195,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA5 Key issues requiring further assessment:	<ul style="list-style-type: none"> • A number of residential properties front onto the land along the southern boundary with little natural screening currently in place. There is the potential for significant noise, dust, light, vibration and visual impacts - further assessment of these impacts will be required. • Daniel's Wood County Wildlife Site/Priority Habitat is located approx 350m to the west of the land boundary. • Hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. Survey required to assess probability of vulnerable habitats and protected/notable species. • An underground power line runs across the land, this may require a standoff. • A PRow crosses the middle of the land running from north to south, with extensive mature hedgerows and trees on either side of the route. The location of the PRow effectively cuts the land into 2 separate parcels. • Approximately 25% of the land is classified as Grade 2 Best and Most Versatile agricultural land, remainder Grade 3. Assessment of agricultural quality required.

	<ul style="list-style-type: none"> The area of land is located on a minor aquifer of intermediate vulnerability and will require a Groundwater Assessment. Due to the residential nature of the area and the location of land parcels BA5 and BA6 on either side of the A350 with both separated/surrounded by properties, it will not be feasible to link these two parcels of land via conveyor and work them together.
BA5 Potential Restoration Opportunities:	Potential for restoration to agriculture.
<p>Question BA5</p> <p>Have we correctly identified the key issues and potential restoration options for BA5? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
BA6 detail:	<p>Size (ha): 16.1</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 240,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA6 Key issues requiring further assessment:	<ul style="list-style-type: none"> The Bristol Avon River County Wildlife Site runs adjacent to the eastern boundary of the land. Hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. Survey required to assess probability of vulnerable habitats and protected/notable species. Residential properties are located adjacent to the west of the land boundary and a property is located to the north of the land. Assessment will be required to determine potential noise, dust, light, vibration and visual impacts. Approximately 30% of the land is classified as Grade 2 Best and Most Versatile agricultural land, remainder Grade 4. Assessment of agricultural quality required. Approximately 95% of the land lies within Flood Zone 3 and further consideration will be required on this issue. The area of land is located on a minor aquifer of intermediate vulnerability and adjacent to the River Avon. Assessment of potential impacts on groundwater and surface water required. Due to the residential nature of the area and the location of land parcels BA5 and BA6 on either side of the A350 with both separated/surrounded

	by properties, it will not be feasible to link these two parcels of land via conveyor and work them together.
BA6 Potential Restoration Opportunities:	Potential for increased flood storage capacity and wetland habitat/forest.
<p>Question BA6</p> <p>Have we correctly identified the key issues and potential restoration options for BA6? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
BA7 detail:	<p>Size (ha): 22.6</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 340,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA7 Key issues requiring further assessment:	<ul style="list-style-type: none"> • The Bristol Avon River County Wildlife Site runs adjacent to the eastern boundary of the land. • Hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. Survey required to assess probability of vulnerable habitats and protected/notable species. • 2 PRoWs cross the land, from north to south and in the western edge of the land. • A number of residential buildings are located adjacent to the western, south eastern and northern boundaries of the land at elevated positions. These buildings front onto, and look down onto, the land. Beechfield House fronts onto the land from the western boundary and any working on the land could affect the setting of this building. It is likely that there could be a high level of noise, dust, light and vibration impacts as well as visual intrusion. It is also likely that there will be visual impacts from Bowden Hill. Further assessment will be required to determine if these impacts on surrounding receptors will make the land unviable to work. • Approximately 80% of the land is classified as Grade 2 Best and Most Versatile agricultural land, remainder Grade 4. Assessment of agricultural quality required.

	<ul style="list-style-type: none"> • Approximately 20% of the land lies within Flood Zone 3 and further consideration will be required on this issue. • The area of land is located on a minor aquifer of intermediate vulnerability and adjacent to River Avon. Assessment of potential impacts on groundwater and surface water required.
BA7 Potential Restoration Opportunities:	Potential for increased flood storage capacity and wetland habitat/forest.
<p>Question BA7</p> <p>Have we correctly identified the key issues and potential restoration options for BA7? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
BA8 detail:	<p>Size (ha): 9.9</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 150,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA8 Key issues requiring further assessment:	<ul style="list-style-type: none"> • A number of residential buildings and businesses (including Leekes retail centre) are located adjacent to the south, east and north boundaries of the land. Properties located to the north and eastern boundaries overlook the land with little or no natural screening between these properties and the land. Assessment will be required to determine potential noise, dust, light, vibration and visual impacts. • Land is currently in agricultural use with substantial woodland to the north of the land. This woodland could be used for natural screening to some of the properties to the north of the land with the potential to expand this area through restoration. • Hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. Survey required to assess probability of vulnerable habitats and protected/notable species. • A PRoW runs adjacent to part of the northern boundary of the land and forms the extent of the vehicular access onto the land. This route also acts as a driveway to the properties located to the north of the land. Access onto the land is subsequently very poor and unsuitable for HGV traffic.

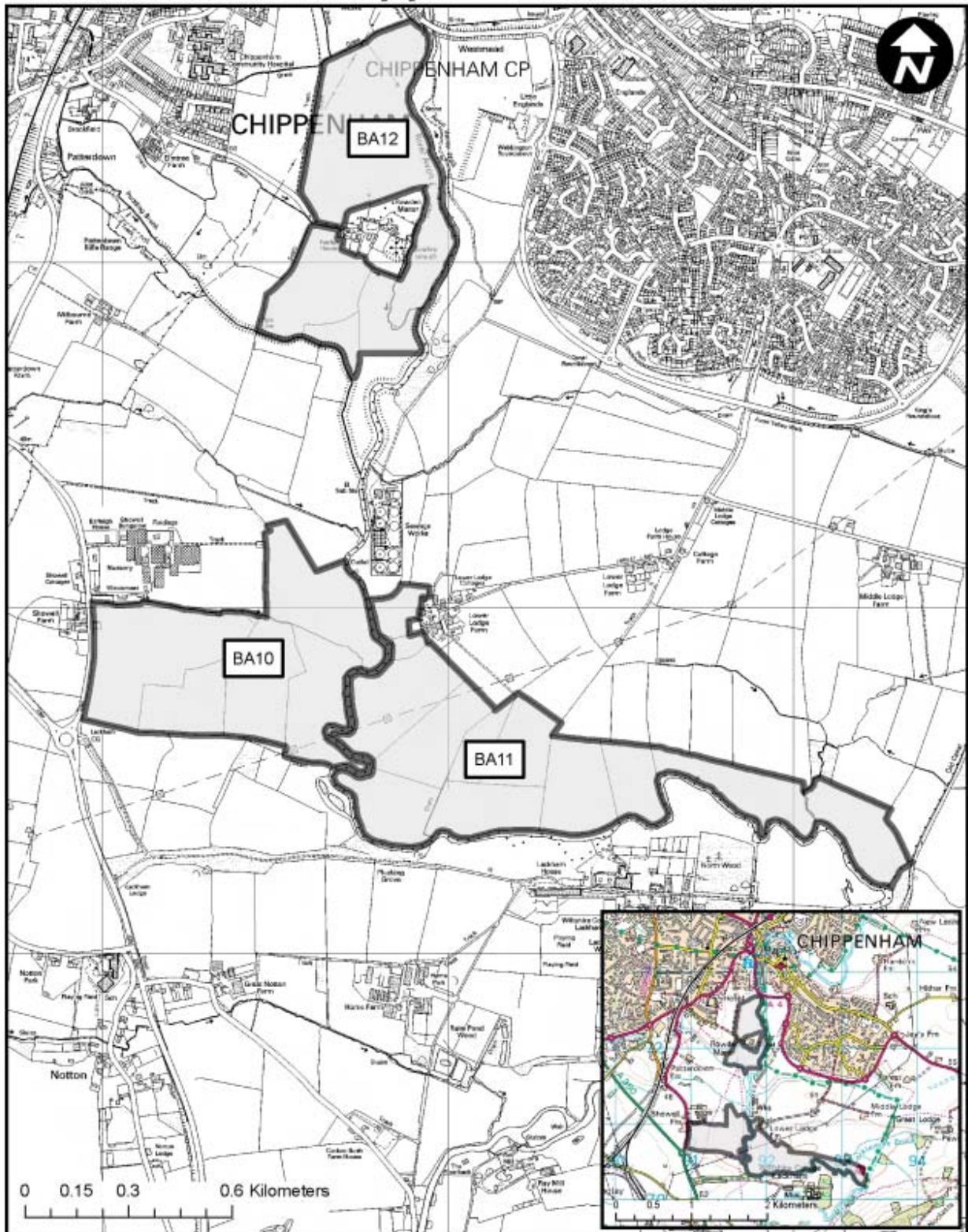
	<ul style="list-style-type: none"> • Approximately 60% of the land is classified as Grade 2 Best and Most Versatile agricultural land, remainder Grade 3. Assessment of agricultural quality required. • The area of land is located on a minor aquifer of intermediate vulnerability and will require a Groundwater Assessment.
BA8 Potential Restoration Opportunities:	Potential to increase flood storage capacity and to expand the existing wooded area to the north of the land.
<p>Question BA8</p> <p>Have we correctly identified the key issues and potential restoration options for BA8? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
BA9 detail:	<p>Size (ha): 22.9</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 345,000</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA9 Key issues requiring further assessment:	<ul style="list-style-type: none"> • Residential properties adjacent to the southern boundary of the land overlook the southern section of the land (this section of the land may need to be removed as a result). Assessment will be required to determine potential noise, dust, light, vibration and visual impacts. The remainder of the land is relatively well screened throughout numerous hedgerows. • The land borders an electricity sub-station to the north and there are numerous overhead power lines running across the land - some of which are low lying. Bunds may be required to keep a safe distance from the electricity sub-station. • Short term impact on amenity through visual impact from residential properties and golf course adjacent to the western boundary of the land. Visual assessment required. • Mature hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. • Evidence of water voles, Himalayan Balsam and Common Pippistrelle on the land. Survey required to assess probability of vulnerable habitats and protected/notable species. • A PRoW runs from east to west through the centre of the land. • Access onto the land is extremely poor with a 7.5t weight restricted road to the south of the land and a housing estate also to the south through

	<p>which access would be required. Furthermore, the location of a railway line to the east of the land is another barrier to access.</p> <ul style="list-style-type: none"> • Approximately 10% of the land is classified as Grade 2 Best and Most Versatile agricultural land, remainder Grade 3. Assessment of agricultural quality required. • Approximately 80% of the land lies within Flood Zone 3 and further consideration will be required on this issue. • The area of land is located on a minor aquifer of intermediate vulnerability and will require a Groundwater Assessment.
BA9 Potential Restoration Opportunities:	Potential to increase flood storage capacity and to expand the woodland habitat in the area. Potential to return to agricultural use.

Question BA9

Have we correctly identified the key issues and potential restoration options for BA9? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Bristol Avon Area 4: Land south of Chippenham



 Areas put forward for consideration

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Table 6.6 Bristol Avon Area 4

<p>Characteristics of Area:</p> <ul style="list-style-type: none"> • The River Avon County Wildlife site is a prominent designation in the area. • The town of Chippenham is located in close proximity to the area and any mineral extraction occurring in the area is likely to be considered for local use in line with the proposed expansion of Chippenham. • Road transport is the only feasible option in the area and is primary served by the A350 – part of the HGV and Primary Route Network. A transport assessment will be required for those parcels of land that do not have direct access on the A350. • The area is located within a designated Mineral Resource Zone (MRZ). • The area falls within 2 airfield safeguarding zones. 	
<p>BA10 detail:</p>	<p>Size (ha): 34.4</p> <p>Resource type: Sand and gravel – approx 20% clay</p> <p>Estimated resource yield: 415,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
<p>BA10 Key issues requiring further assessment:</p>	<ul style="list-style-type: none"> • The River Avon County Wildlife Site runs adjacent to the eastern boundary of the land. • Showell Farm and cottages are located to the west of the land boundary and front onto the land, a bungalow located to the north west of the land also fronts onto it whilst a plant nursery is located to the north of the land. Underground powerlines cross the southeastern corner of the land whilst low and high voltage powerlines cross above the land. Further assessment will be required to measure likely noise, dust, light, vibration and visual impacts. • The southern section of the land is elevated and is highly visible. Whilst Lower lodge farm is located on an elevated point to the east of the land and overlooks the extent of the land. • Dense and mature hedgerows and trees / copses separate fields on the land and are likely to act as wildlife corridors whilst there is also an ancient/veteran tree located centrally. • Evidence of Kingfisher, Himalayan Balsam and Adder, within 100m of the land. Significant evidence and sightings of deer surrounding, and on, the land. Survey required to assess probability of vulnerable habitats and protected/notable species. • 2 PRoWs cross from north to south on both the east and west sides of the land, however both are currently poorly maintained. • Approximately 40% of the land is classified as Grade 1 Best and Most Versatile agricultural land, 40% Grade 2 and remainder Grade 3 and 4. Assessment of agricultural quality required. • Approximately 25% of the land lies within Flood Zone 2 and further consideration will be required on this issue. • Approximately 85% of the area of land is adjacent to the River Avon and is located on a minor aquifer of intermediate vulnerability. Approximately 5-10% of the land (to the south west corner) is located within a Source

	Protection Zone. The area of land is located on a minor aquifer of intermediate vulnerability and adjacent to River Avon. Assessment of potential impacts on groundwater and surface water required.
BA10 Potential Restoration Opportunities:	Potential to increase flood storage capacity longer-term and to contribute to an enhanced Green Infrastructure asset for Chippenham.
<p>Question BA10</p> <p>Have we correctly identified the key issues and potential restoration options for BA10? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
BA11 detail:	<p>Size (ha): 46.1</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 690,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA11 Key issues requiring further assessment:	<ul style="list-style-type: none"> • The River Avon County Wildlife Site runs adjacent to the western and southern boundaries of the land. • An area of ancient woodland is located approximately 35m to the south of the land. Further assessment will be required to determine the potential impacts on this area. • Hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. • Evidence of Badger, Water Vole, Natterer's Bat, Brandt's bat, Whiskered Bat, Brown Long-eared Bat, Kingfisher, Himalayan Balsam and Adder within the boundary of the land. Evidence of Common Pippestrelle, Brown Long-eared Bat, Otter, Natterer's Bat in proximity to the land. Potentially significant issues associated with bat habitats / roosts. Survey required to assess probability of vulnerable habitats and protected/notable species. • No PRoWs cross the land. Buildings at Lower Lodge Farm appear to be for agricultural use. An underground power line crosses the land. Lackham College is located approx 50m to south of the land (across River Avon and screened by trees). Standoffs from power lines will be required. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • Approximately 90% of the land is classified as Grade 4 agricultural land, remainder Grade 3. Assessment of agricultural quality required.

	<ul style="list-style-type: none"> The land has no access onto the HGV Route network of the A350 and very poor access (down a single lane farm track) onto the A4, potential options include linking to Showell Farm land or acting as a borrow pit for potential housing development in the area. Approximately 90% of the land lies within Flood Zone 3 and 5% in Flood Zone 2. Further consideration will be required on this issue. Approximately 85% of the area of land is located on a minor aquifer of intermediate vulnerability. Approximately 10% of the land is located on a minor aquifer of high vulnerability. Groundwater Assessment required. The integrity of the course of the River Avon will need to be maintained.
BA11 Potential Restoration Opportunities:	Potential to increase flood storage capacity longer-term and to contribute to an enhanced Green Infrastructure asset for Chippenham.
<p>Question BA11</p> <p>Have we correctly identified the key issues and potential restoration options for BA11? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
BA12 detail:	<p>Size (ha): 29.9</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 450,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA12 Key issues requiring further assessment:	<ul style="list-style-type: none"> The River Avon County Wildlife Site runs adjacent to the eastern boundary of the land. Mortimor’s wood is adjacent to the south east of the land. The land is entirely within a designated Conservation Area. Potential impacts (including on the local character and distinctiveness of the landscape) on Conservation Area are likely to be significant. No buildings are present on the submitted area of land, however Rowden Manor and associated SAM are surrounded on 3 sides by submitted land. Chippenham urban area approx 100m to north of site. The southern area of the land is very open to views from residential properties within the Rowden Manor Estate, whilst the northern section of the land is better screened but is overlooked by elevated housing developments to the east. The northern section of the land is also in close proximity to a hospital to the north west. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts on these receptors.

	<ul style="list-style-type: none"> • Hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. • Evidence of Kingfisher and Himalayan Balsam on the land whilst there is evidence of Himalayan Balsam and White Clawed Crayfish in proximity to the land. Survey required to assess probability of vulnerable habitats and protected/notable species. • 2 PRoWs cross the land from north to south and are actively used. • Access is very poor and is routed partly through a residential area. The access route is primarily a single lane track with very limited passing opportunities and joins the A4 at a very busy junction. This access route is currently unsuitable for HGV traffic. • Approximately 50% of the land is classified as Grade 3 Best and Most Versatile agricultural land, remainder Grade 4. Assessment of agricultural quality required. • There are no formal development plan allocations for the area, but the area has been considered ideally located to accommodate growth/expansion of Chippenham. • Approximately 30% of the land lies within Flood Zone 3 and 5% within Flood Zone 2. Further consideration will be required on this issue. • Approximately 90% of the area of land is located on a minor aquifer of intermediate vulnerability. Approximately 5% of the land is located within a Groundwater Protection Zone 2 and will require a Groundwater Assessment. The integrity of the course of the River Avon will need to be maintained.
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BA12 Potential Restoration Opportunities:	Potential to increase flood storage capacity longer-term.
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Question BA12

Have we correctly identified the key issues and potential restoration options for BA12? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

Table 6.7 Bristol Avon Area 5

Characteristics of Area:	
<ul style="list-style-type: none"> • The village of Sutton Benger is the nearest settlement to the pockets of land submitted in this area. • The area is characterised by unsuitable (for HGV traffic) single track or narrow lanes with poor access to the HGV and Primary Route Networks. All areas of the land submitted in this area have poor access and are currently poorly screened from the village of Sutton Benger. Transport by road is the only feasible option in the area. Transport of minerals could likely occur through the settlement of Sutton Benger and round a sharp corner that would currently be highly unsuitable for turning HGV traffic en-route to the M4. A transport assessment will be required for each area of land to assess suitability of potential access. • There could be some negative visual impact from elevated land near Christian Malford to the east of the land. • The area falls within 2 airfield safeguarding zones and near to RAF Lyneham. 	
BA13 detail:	<p>Size (ha): 8.3</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 106,000</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA13 Key issues requiring further assessment:	<ul style="list-style-type: none"> • Sutton Lane Meadows SSSI/Priority habitat is located approximately 480m to the north of the land. Assessment of potential impacts required. • Mature and established hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. There is significant evidence of deer and badger on, and in proximity to, the land. The nearest area of ancient woodland is located 475m to the south of the land. Assessment of impacts will be required. Survey required to assess probability of vulnerable habitats and protected/notable species. • The area of land is identified as an area of neutral grassland in the SW Nature Map. Short term impacts possible with potential for longer term enhancement. • The area of land has a number of farm buildings and a dwelling located approximately 330m to the S of the land. Furthermore, the land rises slightly towards the west. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • The area of land is located within a designated Mineral Resource Zone (MRZ). • 2 PRoWs cross the land and there is the potential to enhance access to the area through restoration. Potential impact on the amenity value of these routes and risk of negative visual impact from these routes. Low voltage power lines also cross the land. • The whole area of land is classified as Grade 3 Best and Most Versatile agricultural land. Assessment of agricultural quality required. • Access onto the land is extremely poor and there are no existing routes through which to access the land.

	<ul style="list-style-type: none"> • Approximately 25% of the land lies within Flood Zone 3 and 15% within Flood Zone 2. Further consideration will be required on this issue. • Approximately 90% of the land is located on a minor aquifer of high vulnerability. Approximately 5% of the land is located within a Ground Water Protection Zone 2. A small brook runs along the southern boundary of the land. The area of land will require a Groundwater Assessment.
BA13 Potential Restoration Opportunities:	Potential to increase flood storage capacity longer-term.
<p>Question BA13</p> <p>Have we correctly identified the key issues and potential restoration options for BA13? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
BA14 detail:	<p>Size (ha): 9.8</p> <p>Resource type: Sand and gravel – approximately 60% clay</p> <p>Estimated resource yield: 60,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA14 Key issues requiring further assessment:	<ul style="list-style-type: none"> • Sutton Lane Meadows SSSI/Priority habitat is located to the north of the land. Assessment of potential impacts required. • Extensive mature hedgerows / copses separate fields on the land and are likely to act as wildlife corridors whilst there is also significant evidence of badgers and deer on, and in proximity to, the land. Survey required to assess probability of vulnerable habitats and protected/notable species. • The area of land is identified as an area of neutral grassland in the SW Nature Map and is currently a long grass meadow. Short term impacts possible with potential for longer term enhancement. • 2 PRowS cross the land and there is the potential to enhance access to the area through restoration. There is some potential impact on the amenity value of these routes and risk of negative visual impact. Low level overhead power/telephone lines cross the land. • Access onto the land is extremely poor and there are no existing routes through which to access the land. • Approximately 50% of the area of land is located within a designated Mineral Resource Zone (MRZ).

	<ul style="list-style-type: none"> • Approximately 95% of the land is classified as Grade 3 Best and Most Versatile agricultural land, remainder Grade 2. Assessment of agricultural quality required. • Approximately 50% (eastern part) of the land is located on a minor aquifer of high vulnerability. The area of land will require a Groundwater Assessment.
BA14 Potential Restoration Opportunities:	Potential to expand the SW Nature Map neutral grassland designation and the extent of Sutton Lane Meadows SSSI/Priority Habitat.
<p>Question BA14</p> <p>Have we correctly identified the key issues and potential restoration options for BA14? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
BA15 detail:	<p>Size (ha): 16.9</p> <p>Resource type: Sand and gravel – approximately 15% clay</p> <p>Estimated resource yield: 340,000</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA15 Key issues requiring further assessment:	<ul style="list-style-type: none"> • Sutton Lane Meadows SSSI/Priority habitat is located adjacent to the southern boundary of the land. Assessment of potential impacts required. • Very established and mature hedgerows / copses separate fields on the land and are likely to act as wildlife corridors. Evidence of badgers present on the land. Survey required to assess probability of vulnerable habitats and protected/notable species. • The area of land is identified as an area of neutral grassland in the SW Nature Map but is currently in arable use. Short term impacts possible with potential for longer term enhancement. • Potential for some historical markings on the land, heritage assessment required. • The village of Sutton Benger is located approximately 50m to the north of the land, a property is located adjacent to the north eastern corner of the land and agricultural buildings are located to the south east of the land. There is some potential for visual impact as the land is open to views from Sutton Benger. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • The area of land is located within a designated Mineral Resource Zone (MRZ).

	<ul style="list-style-type: none"> • 2 PRoWs cross the land and there is the potential to enhance access to the area through restoration. Potential impact on the amenity value of these routes and risk of negative visual impact from these routes. Low level overhead power/telephone lines cross the land in the south eastern corner. • Approximately 90% of the land is classified as Grade 2 Best and Most Versatile agricultural land, remainder Grade 3. Assessment of agricultural quality required. • Approximately 5% of the land lies within Flood Zone 2. • Approximately 95% of the land is located on a minor aquifer of high vulnerability. The area of land will require a Groundwater Assessment.
BA15 Potential Restoration Opportunities:	Return to agricultural use due to the high quality soils on the land.
<p>Question BA15</p> <p>Have we correctly identified the key issues and potential restoration options for BA15? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.</p>	
BA16 detail:	<p>Size (ha): 80.2</p> <p>Resource type: Sand and gravel</p> <p>Estimated resource yield: 1,200,000 tonnes</p> <p>Current use: Agricultural</p> <p>Submitted by: Landowner</p>
BA16 Key issues requiring further assessment:	<ul style="list-style-type: none"> • Sutton Lane Meadows SSSI/Priority habitat is located approximately 250m to the western boundary of the land. Assessment of potential impacts required. • Extensive and mature hedgerows / copses separate fields on the land and are likely to act as wildlife corridors whilst there is also a large copse located roughly centre of the land. Record of Himalayan Balsam and evidence of deer and other wildlife on the land and grass snake, bat species and badgers present in proximity to the land. There is evidence of extensive biodiversity along the River Avon SAC and there will be some need to designate a natural standoff from the brook running along the eastern boundary of th land to the western boundary of the river. Survey required to assess probability of vulnerable habitats and protected/notable species.

	<ul style="list-style-type: none"> • The area of land is identified as an area of neutral grassland in the SW Nature Map. Short term impacts possible with potential for longer term enhancement. • The village of Sutton Benger is located to the north of the land. A sewage treatment works is located adjacent to the land. Residential dwellings are found on opposite sides of the River Avon to east of the land at Christian Malford whilst some buildings (potentially agricultural) are located to the south of the land. Further assessment will be required to measure potential noise, dust, light, vibration and visual impacts. • The area of land is located within a designated Mineral Resource Zone (MRZ). • A PRow crosses the land and there is the potential to enhance access to the area through restoration. Potential impact on the amenity value of this route and risk of negative visual impact through views onto the site. • Approximately 50% of the land is classified as Grade 2 Best and Most Versatile agricultural land, remainder Grade 4. Assessment of agricultural quality required. • Approximately 90% of the land lies within Flood Zone 3, approximately 2% lies within Flood Zone 2. • The whole area of land is located on a minor aquifer of high vulnerability. The area of land will require a Groundwater Assessment.
<p>BA16 Potential Restoration Opportunities:</p>	<p>A large proportion of the site could be returned back to agricultural use due to the high quality soils on the land. Potential to create a habitat of high ecological value in remaining area of land. Any restoration projects will need to be designed sensitively to reduce birdstrike risk from RAF Lyneham 3km to the east.</p>

Question BA16

Have we correctly identified the key issues and potential restoration options for BA16? Please tell us about any key issues or options for restoration relating to this potential site that we have missed.

This document was published by Wiltshire Council, Economy and Enterprise, Minerals and Waste.

For further information please visit the following website:

<http://consult.wiltshire.gov.uk/portal>