

**ASP1 New Denham
 Area Statement**



Location

The site is 1.5km (0.9 miles) north west of Uxbridge, immediately south of the A40 and abuts the northern boundary of Preferred Area 2 identified in the Buckinghamshire Minerals and Waste Local Plan.

Site Area

20 hectares (49 acres)

Existing Use

Agricultural

Potential Yield

2,000,000 tonnes

Extraction Rate

300,000 tonnes

Planning Context

This site, along with the adjoining Preferred Area 2 in the BM&WLP was identified as a potential preferred area in the 1990 Deposit Replacement Minerals Local Plan. However, the inquiry Inspector considered that the higher quality farmland should not be taken for mineral extraction if land of a lower quality was available to meet the required level of provision and therefore recommended that this area be deleted from the plan. The County Council accepted this recommendation. The site was then submitted as a potential preferred area at the MWLP inquiry in 2005 but the County Council declined to consider additional sites at this time, a conclusion accepted by the Inspector.

Positive Sustainability Factors

- Good access (SA 3)
- No ecological designations on site or in close proximity (SA 5)
- Not within a flood risk area (SA 11)
- No recreational resources on site (SA 20)
- Extension to existing sand and gravel pit (SA 21, 23)
- Not within a groundwater protection zone (SA 10)

SITE PLANNING REQUIREMENTS

Environmental

The site is located within the Colne Valley Regional Park and the land use is predominantly grazing/pastoral.

Access

Access would be from the A412 utilising the newly created access of the recently permitted area to the south.

Amenity

A number of properties lie within 200m of the site, located in New Denham to the east, north east and south west of the site. A community centre lies approximately 400m east of the site and a listed building within 200m south west. In order to protect residential and other sensitive developments from possible impacts of mineral extraction, the provision of suitable buffer zones around the site and sensitive design of the mineral extraction would be appropriate mitigation measures.

Landscaping

Appropriate bunding and planting to the east of the site and the boundary of the A412 would screen mineral extraction and landfill in conjunction with long distant views over the site.

Restoration

The site would be restored to a mixed use, incorporating recreation and nature conservation, possibly including the retention of agriculture where remaining farmland is adjacent. The site would need to be screened from the A412 using soil bunds and planting. Airfield safeguarding considerations will need to be taken into account.

Water Quality

The site is not within a groundwater protection zone although appropriate measures must be provided so as to ensure the water environment is protected from contamination.

Floodplain

The site is not within a river floodplain. However, as the site is in excess of 1 hectare in size, a Flood Risk Assessment (FRA) will need to be undertaken.

Ecology

The site does not include any statutory or non-statutory sites but has potential to support nesting birds, reptiles and badgers. Appropriate surveys would need to be undertaken before proposals are submitted.

Rights of Way

There are no footpaths or bridleways within the site although footpath DEN/25/1 passes along the southern boundary.

Archaeology

Archaeological findings have been recorded on the site in the vicinity of the access road to the existing Preferred Area. The area is identified as having high potential for further archaeological findings. A field evaluation would be required before proposals were to be submitted.

Negative Sustainability Factors to be addressed in planning applications

- Within Colne Valley Regional Park (SA 8)
- Safeguarding the amenities of local residents (SA 3,16)