

## ASP3 Lake End West Area Statement



## **Location**

The site is located immediately south of the M4 motorway, 300 metres west of Lake End and 600 metres north of Dorney village.

## **Site Area**

8.2 hectares (20 acres)

## **Existing Use**

Agriculture

## **Potential Yield**

350,000 tonnes

## **Extraction Rate**

Unknown

## **Planning Context**

This site, together with Lake End East was proposed by mineral operators at the MWLP inquiry in 2005 as a possible preferred area. The intention was to include this site in a comprehensive proposal which linked Lake End East and West with other sites in Berkshire by a conveyor system to an outlet in Berkshire. There is no other planning history on this site.

## **Positive Sustainability Factors**

- Good haul route (SA 16, 17)
- No ecological designations on site or in close proximity (SA 5)
- No recreational resources on site (SA 20)

## **SITE PLANNING REQUIREMENTS**

### **Environmental**

The site lies within an Area of Attractive Landscape. The majority of the site is pastoral in nature with the exception of the south western corner which is arable. The Jubilee River lies to the south.

### **Access**

The sand and gravel would be removed by conveyor with the fill for restoration being imported by vehicular access from the B3026 at Lake End.

## **Amenity**

A number of residential properties lie within 200m of the site boundary. These properties and other sensitive land uses can be protected from the possible impacts of mineral extraction by the application of appropriate buffer zones around the site and sensitive design of mineral extraction operations.

## **Landscaping**

Appropriate measures for the retention of boundary vegetation and the provision of screen bunds and fencing will be required in order to reduce any potential impacts resulting from mineral extraction.

## **Restoration**

The site will be returned to agricultural use by backfilling the void with inert material. The restoration proposals would present the opportunity to provide new landscaping to assist in the integration of both the M4 and MWEFAS.

## **Water Quality**

The site is within a groundwater protection zone and appropriate measures would therefore need to be provided so as to ensure the water environment is protected from contamination.

## **Floodplain**

The site lies within the River Thames floodplain with virtually all the area being within Flood Zone 2 & 3. A Flood Risk Assessment (FRA) will therefore need to be undertaken.

## **Ecology**

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

## **Rights of Way**

There are no footpaths or bridleways crossing the site.

## **Archaeology**

No archaeological findings have been recorded on site. However, the site is located in an Archaeological Notification Area with high archaeological potential which would require a field evaluation before any proposals were to be submitted.

**Negative Sustainability Factors to be addressed in planning applications**

- Within AAL (SA 8)
- Safeguarding the amenities of local residents (SA 3, 16)
- Within a groundwater protection zone (SA 10)
- Within flood risk area (SA 11)
- Within an Archaeological Notification Area (SA 6)