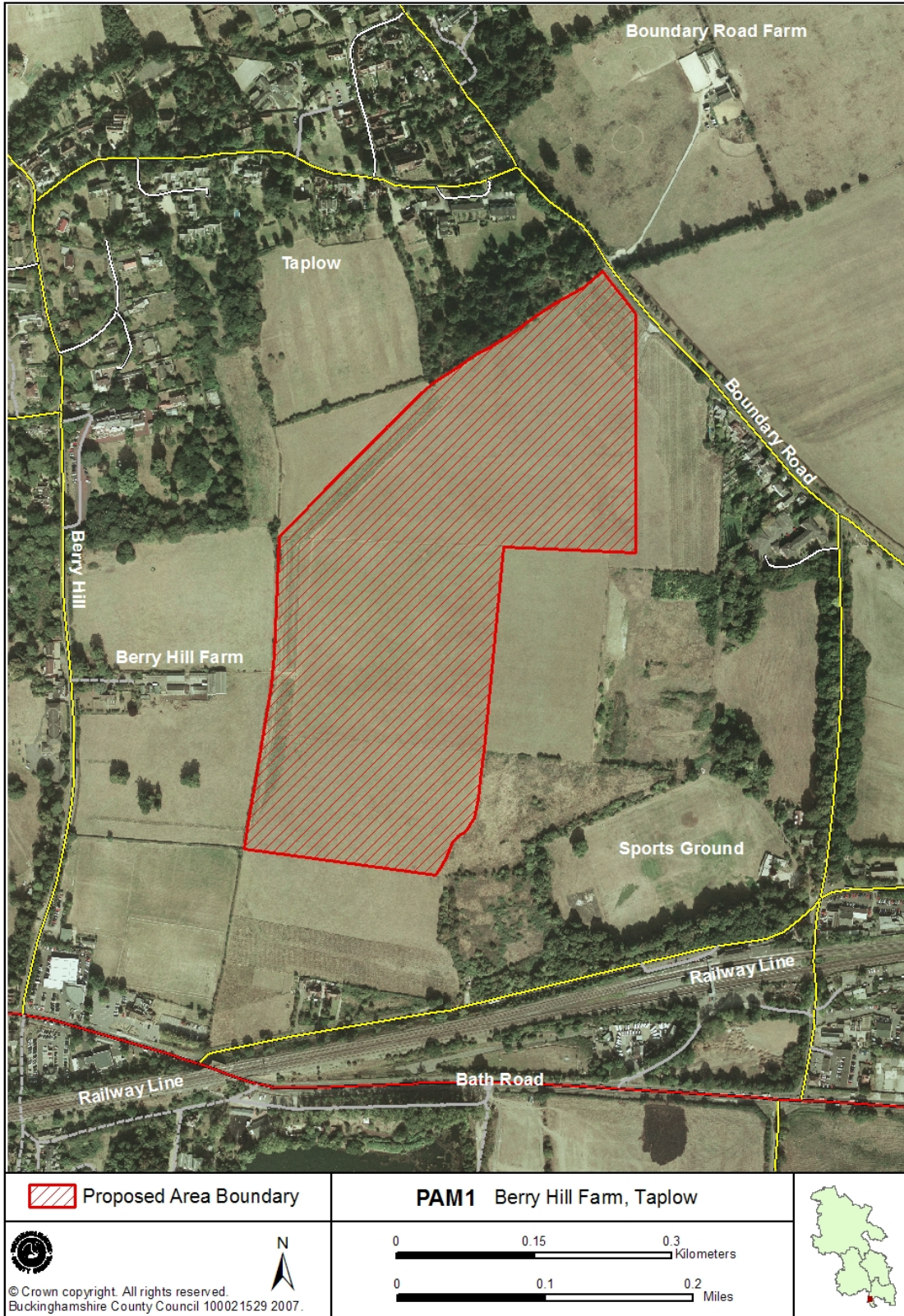


**PAM1 Berry Hill Farm, Taplow
 Area Statement**



Location

The site is immediately south of the village of Taplow and north of the A4. It is 2km (1.2miles) from the suburbs of Slough to the east and 2.5km (1.6miles) from Maidenhead to the west.

Site Area

12 hectares (30 acres)

Existing Use

Pasture

Potential Yield

1,000,000 tonnes

Extraction Rate

100,000 tonnes per annum

Planning Context

The site was proposed as a possible Preferred Area in 1989 in the consultation draft Replacement Minerals Local Plan but was deleted from the deposit draft version of the plan because of the effect on the local landscape and Taplow Conservation Area. In 1991 the site was put forward for consideration by an operator at the Minerals Local Plan Inquiry but was rejected by the Inspector on similar grounds to those set out above. This 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 the 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)

SITE PLANNING REQUIREMENTS

Environmental

The site is located within the Green Belt and a Local Landscape Area (LLA South Bucks). Taplow Conservation Area lies to the north of the site.

Access

Access would be to the west from Berry Hill which has a direct link to the A4.

Amenity

In order to protect the amenity of the residential properties at Taplow and those to the south and west of the site from any associated impacts of mineral development, appropriate buffering would be required in conjunction with sensitive design of the mineral extraction operation.

Landscaping

Appropriate mitigation measures such as bunding and maintaining the existing perimeter planting would screen the mineral working and landfill and the long distance views over the site from the east, west and southern boundaries.

Restoration

The site would be restored to lower level agricultural use.

Water Quality

The site is within a Source Protection Zone Total Catchment Area and appropriate measures must therefore be provided so as to ensure that 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 and bats. 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 TAP/10/1 forms the site's north western boundary.

Archaeology

Archaeological findings have been recorded on site. A number of areas of archaeological interest are situated 600m north west, 550m north, including the archaeologically rich area of the Thames floodplain to the south. A field evaluation would be required before proposals were to be submitted.

Negative Sustainability Factors to be addressed in planning applications

- Within groundwater protection zone (SA 10)
- Within LLA (SA 8)
- Close to Taplow Conservation Area (SA 8)