

SAM1 Barge Farm, Taplow Area Statement



Location

The site is located 500 metres to the south of the A4, 1.5km (0.9 mile) north east of Dorney Reach, 2km (1.2 miles) south of Taplow and directly across the River Thames from Maidenhead.

Site Area

17 hectares (42 acres)

Existing Use

Agriculture

Potential Yield

1,400,000 tonnes

Extraction Rate

140,000 tonnes per annum

Planning Context

In 1967 and 1980, applications for the extraction of sand and gravel from land immediately to the east of this site were refused, went to appeal and were dismissed. A slightly larger version of this site was put forward for consideration as a preferred area at the 1991 Minerals Local Plan Inquiry. However, the Inspector considered it to be unacceptable as a preferred area due to the environmental damage the proposed working would cause. This site was submitted again 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

- No ecological designations on site or in the proximity (SA 5)
- No historical features (SA 6)

SITE PLANNING REQUIREMENTS

Environmental

The land use is predominantly pastureland. Dense woodland is situated to the north and south of the site. Trees and hedgerows frequently align the site boundary. A watercourse crosses the site on a north to south alignment and is a tributary of the River Thames. A pond is also present amongst the woodland to the north.

Access

Either directly to the A4 or alternatively to the northern end of Marsh Lane.

Amenity

The closest properties are Barge Farm within 100m south of the site and other properties 200m west of the site. Appropriate buffer zones and sensitive design of the mineral extraction operations can contribute to mitigating against potential impacts from mineral extraction.

Landscaping

Due to the low-lying and generally flat landscape, the use of additional woodland along all boundaries of the site, in conjunction with the planting of shrub layer species will assist in strengthening the vegetation to provide a visual screen.

Restoration

Possible restoration could take the form of either lakes for nature conservation and angling, with the provision of additional public access to part of the area linking the Jubilee River with the Thames Path. Alternatively, the land could be returned to agricultural use by restoring with inert fill.

Water Quality

A small part of the site is in a Source Protection Zone Outer Zone. Appropriate measures must be provided so as to ensure the water environment is protected from contamination.

Floodplain

The majority of the site is within the floodplain of the River Thames Flood Zones 2 and 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, bats, water voles, and reptiles. Appropriate surveys would need to be undertaken before proposals are submitted.

Rights of Way

The site is crossed from north-west to south-east by footpath TAP/17/1 which links at its western end to the Thames Path National Trail. Bridleway TAP/15/1 follows the eastern boundary of the site.

Archaeology

No archaeological findings have been recorded on site. Areas of archaeological interest have been recorded in the vicinity of the site.

Negative Sustainability Factors to be addressed in planning applications

- Within a groundwater protection zone (SA 10)
- Within a flood risk area (SA 11)
- Footpath crosses the site (SA 20)