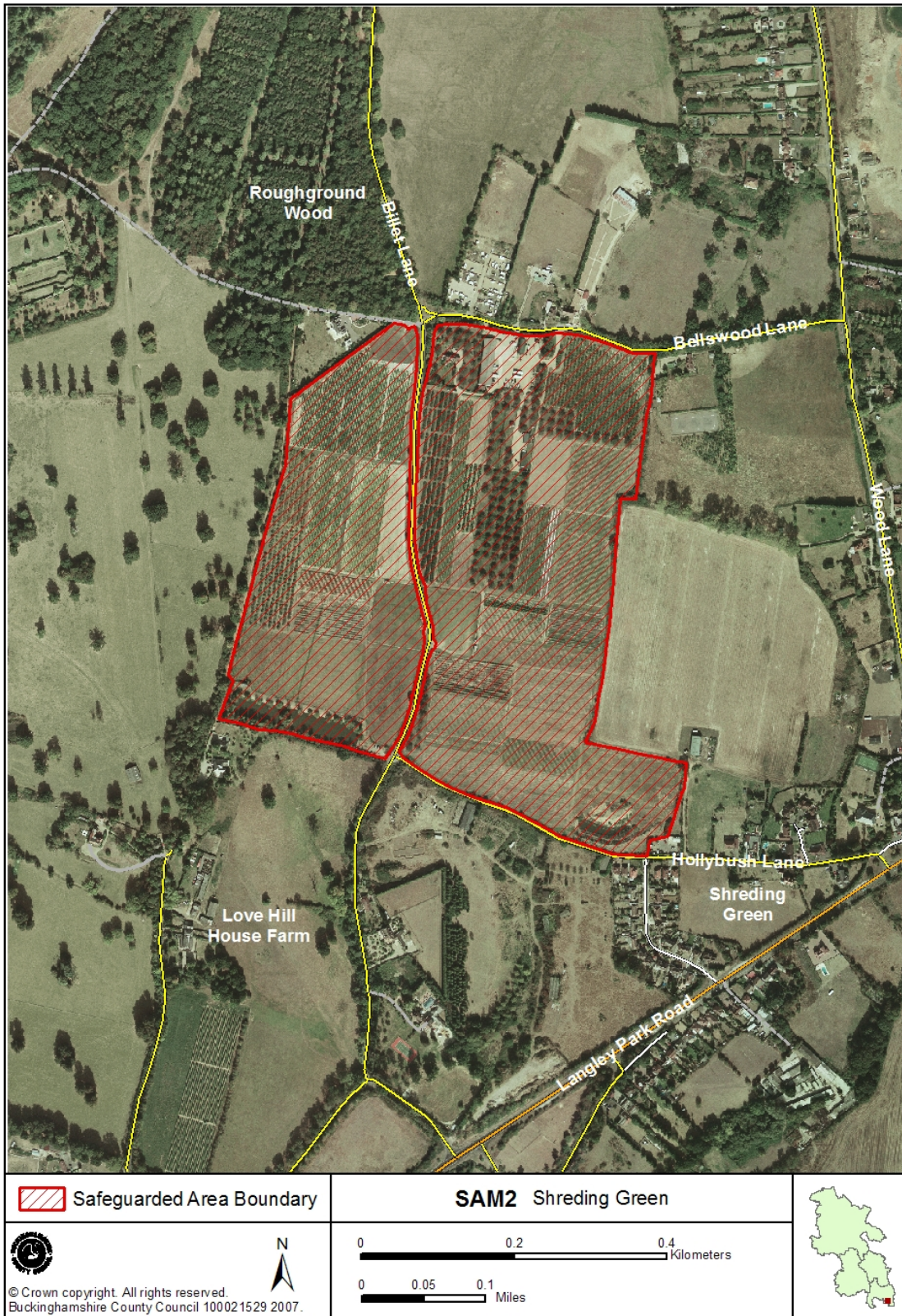


SAM2 Shreding Green Area Statement



Location

The site lies midway between Slough and Uxbridge. The A412 runs about 1km (0.6 mile) to the north-west of the site and the B470 300 metres to the south east. Iver is located 1km (0.6 mile) to the east and George Green 1km (0.6 mile) to the west.

Site Area

20 hectares (49 acres)

Existing Use

Horticultural

Potential Yield

1,200,000 tonnes

Extraction Rate

150,000 tonnes per annum

Planning Context

The site was identified as a potential preferred area (PA 15) 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. In 2005 the site proposed as a potential preferred area at the MWLP inquiry but the County Council declined to consider additional sites at this time, a conclusion accepted by the Inspector.

Positive Sustainability Factors

- Not within a flood risk area (SA 11)
- No ecological designations on site or in close proximity (SA 5)
- No historical features (SA 6)
- No recreational resources on site (SA 20)

SITE PLANNING REQUIREMENTS

Environmental

The site is located within the Colne Valley Regional Park with the western boundary abutting an Area of Attractive Landscape. The land is of arable use. Langley Park Country Park is adjacent to the north western boundary of the site.

Access

Access would be from Wood Lane to the east of the site.

Amenity

A number of residential properties are within 200m to the south and north of the site. Due to the closeness of a number of properties, appropriate buffer zones and sensitive design of the mineral extraction operations would be required.

Landscaping

The working of the site would result in the loss of an orchard. This is identified in the Buckinghamshire Historic Landscape Characterisation Project as rare and declining landscape type. The use of perimeter bunds and planting would screen the mineral working from a number of public view points and rights of way. Views from the footpath along the boundary within Langley Park would need to be screened from any such mineral workings.

Restoration

Restoration would involve inert landfill with an agricultural after use. Existing hedgerows would be maintained along public roads.

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 reptiles. Appropriate surveys would need to be undertaken before proposals are submitted. Detailed surveys to establish biodiversity and ecological interest of the orchard habitat would be required.

Rights of Way

There are no footpaths or bridleways within the site. However, footpaths WEX/10/1 and WEX/11/1 pass along the west and south-western boundaries and bridleway WEX/25/2 passes along the northern boundary near Billet Lane.

Archaeology

No archaeological findings have been recorded on site. Significant finds have been recorded in Langley Park immediately to the west. The site is of uncertain archaeological potential and would require further assessment.

Negative Sustainability Factors to be addressed in planning applications

- Within Colne Valley Regional Park (SA 8)
- Abuts AAL (SA 8)
- Safeguarding the amenities of local residents (SA 3, 16)
- Within a groundwater protection zone (SA 10)