

SAM3 The Lea South, New Denham Area Statement



Location

The site is approximately 2km (1.2 miles) from the centre of Uxbridge and east of Junction 1 of the M40 and immediately south of the A40. It is 1.5km (0.9 mile) south of Denham and 8km (5 miles) south east of Gerrards Cross.

Site Area

12 hectares (30 acres)

Existing Use

Agriculture

Potential Yield

500,000 tonnes

Extraction Rate

150,000 tonnes per annum

Planning Context

An application was submitted in 1989 to extract sand and gravel from this site. The application was refused and the resulting appeal subsequently dismissed. In 1991 the site was put forward by an operator for consideration at the Minerals Local Plan Inquiry but was rejected by the Inspector on the grounds that the site was prominent and impossible to screen satisfactorily during operations. 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

- Not within a groundwater protection zone (SA 10)
- No ecological designation on site or in close proximity (SA 5)
- No historical features (SA 6)
- No recreational resources on site (SA 20)
- Good haul route (conveyor) (SA 3, 16, 17)

SITE PLANNING REQUIREMENTS

Environmental

The site is located within the Colne Valley Regional Park. A channel of the River Colne adjoins the north-eastern boundary of the site, while the Grand Union Canal lies 120-160m to the east. The land use is of grazing/pastoral. A watercourse drain runs through the site north to south, marked by mature willow trees.

Access

Conveyor link to the current site at The Lea north.

Amenity

A number of residential properties in Willowbank are within 200m to the east of the site. Other properties located to the south and west of the site are within 100m. Due to the closeness of a number of properties appropriate buffer zones and sensitive design of the mineral extraction operations would be required to mitigate against potential impacts from mineral extraction.

Landscaping

Mitigation measures such as bunding and planting would screen the mineral extraction and landfill including the long distance views over the site.

Restoration

Restoration could include the provision of a landscaped lake with additional landscaping to that which currently exists and a new footpath link between this site and the Lea North. Alternatively, the site could be filled with inert waste and restored to an agricultural use.

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

Two thirds of the eastern side of the site is within Flood Zones 2 & 3 of the River Colne and will therefore require a Flood Risk Assessment (FRA) 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

There are no footpaths or bridleways crossing the site.

Archaeology

No archaeological findings have been recorded on site. The site is of high archaeological potential and would require further assessment.

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)
- Within a flood risk area (SA 11)