

## SAM4 George Green Area Statement



## **Location**

The site is located on the Buckinghamshire/Berkshire border adjacent to the A412 Uxbridge Road which abuts its western boundary. Immediately to the west and south of the site are the residential suburbs of Slough. George Green is located 200 metres to the north of the site.

## **Site Area**

19 hectares (47 acres)

## **Existing Use**

Arable

## **Potential Yield**

1,500,000 tonnes

## **Extraction Rate**

150,000 tonnes per annum

## **Planning Context**

There was a planning application submitted in 1971 for the extraction of sand and gravel which was dismissed on appeal. There is no evidence of any other mineral extraction applications on the site.

## **Positive Sustainability Factors**

- No ecological designations on site or in close proximity (SA 5)
- No recreational resources on site (SA 20)
- Good access (SA 3)

## **SITE PLANNING REQUIREMENTS**

### **Environmental**

The site is of arable land use. Boundary of the field is mainly hedgerow and a line of mature trees lies along the southern border.

### **Access**

Access would be from the A412 Uxbridge Road.

## **Amenity**

A number of properties lie within 100m of the site at George Green to the north and Upton Lea to the west and south west. Properties are also adjacent to the northern and southern boundaries. The area of land adjacent to the south west corner is used as a recreation area for local residents. Due to the closeness of a number of properties, appropriate buffer zones and sensitive design of the mineral extraction operations would be required to minimize any potential impacts from mineral extraction.

## **Landscaping**

The trees along the boundaries of the site contribute to the partial screening of the site, especially from the properties located to the north and west. This could be enhanced through the use of bunding and additional planting which would also screen long distance views over the site.

## **Restoration**

The restoration of the site would involve the use of inert fill with an agricultural after 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 within a river flood plain with Flood Zones 2 and 3 passing across the northern part of the site. 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 and reptiles. Appropriate surveys would need to be undertaken before proposals are submitted.

## **Rights of Way**

There are no footpaths or bridleways within the site. However, footpath WEX/9/1 follows the eastern boundary in a north/south direction.

## **Archaeology**

Archaeological findings located along the eastern boundary. Listed buildings are situated immediately north of the site and an area of archaeological interest 500m

north. The site would require further assessment due to the potential for archaeological findings.

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

- Safeguarding the amenities of local residents (SA 3, 16)
- Within groundwater protection zone (SA 10)
- Within a flood risk area (SA 11)
- Historical features in close proximity (SA 6)
- Recreational resource in close proximity (SA 20)