

SAM5 Trenches Farm, Middle Green Area Statement



Location

The site is adjacent to a permanent caravan site known as the Orchard Park Residential Estate and 800 metres from Middle Green. It is also 800 metres north east of the centre of Slough and 800 metres south of George Green.

Site Area

18.7 hectares (46 acres) - workable area 13.6 hectares (33.6 acres)

Existing Use

Pasture

Potential Yield

990,000 tonnes

Extraction Rate

130,000 tonnes per annum

Planning Context

A planning application was made in 1971 which covered part of this site. This was refused and the appeal dismissed. The site was proposed as a Preferred Area in 1989 in the consultation draft Replacement Minerals Local Plan but deleted from the deposit draft version of the plan because of the effect on local residents. An objection was raised to the omission of the site from the plan which was subsequently considered at the 1991 Local Plan Inquiry. The Inspector concluded that, overall, the environmental damage working this site would do together with the loss of high quality agricultural land made it unacceptable as a Preferred Area. 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. The site is within the Colne Valley Regional Park.

Positive Sustainability Factors

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

SITE PLANNING REQUIREMENTS

Environmental

An Area of Attractive Landscape lies to the north of the site and contains the Historic Park and Gardens of Langley Park. The land use is of managed grassland

with an extensive tree planting belt along the southern boundary and dense woodland adjacent to the northern boundary.

Access

Access would be from Trenches Lane.

Amenity

Orchards Residential Park caravan and camping site lies adjacent to the southern boundary. There is a Household Waste Recycling Centre to the south east. Due to the closeness of the properties to the south, appropriate buffer zones and sensitive design of the mineral extraction operations would be required to minimize any potential impacts from mineral extraction.

Landscaping

Additional planting and bunding would be required along the southern boundary of the site around the existing woodland in order to provide a more effective screen.

Restoration

The site would be infilled with inert waste and restored using soils previously removed to provide 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

Approximately 20% of the site lies within 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 and Great Crested Newts. Appropriate surveys would need to be undertaken before proposals are submitted.

Rights of Way

Footpath WEX/13/2 passes across the site in a north/south direction.

Archaeology

The south eastern edges of the site are potentially high in archaeological value with the land immediately to the south of the site being of regional/national importance. The site would require further assessment.

Negative Sustainability Factors to be addressed in planning applications

- Safeguarding the amenities of local residents (SA 3, 16)
- Footpath crosses the site (SA 20)
- Within Colne Valley Regional Park (SA 8)
- Within a groundwater protection zone (SA 10)
- Within a flood risk area (SA 11)