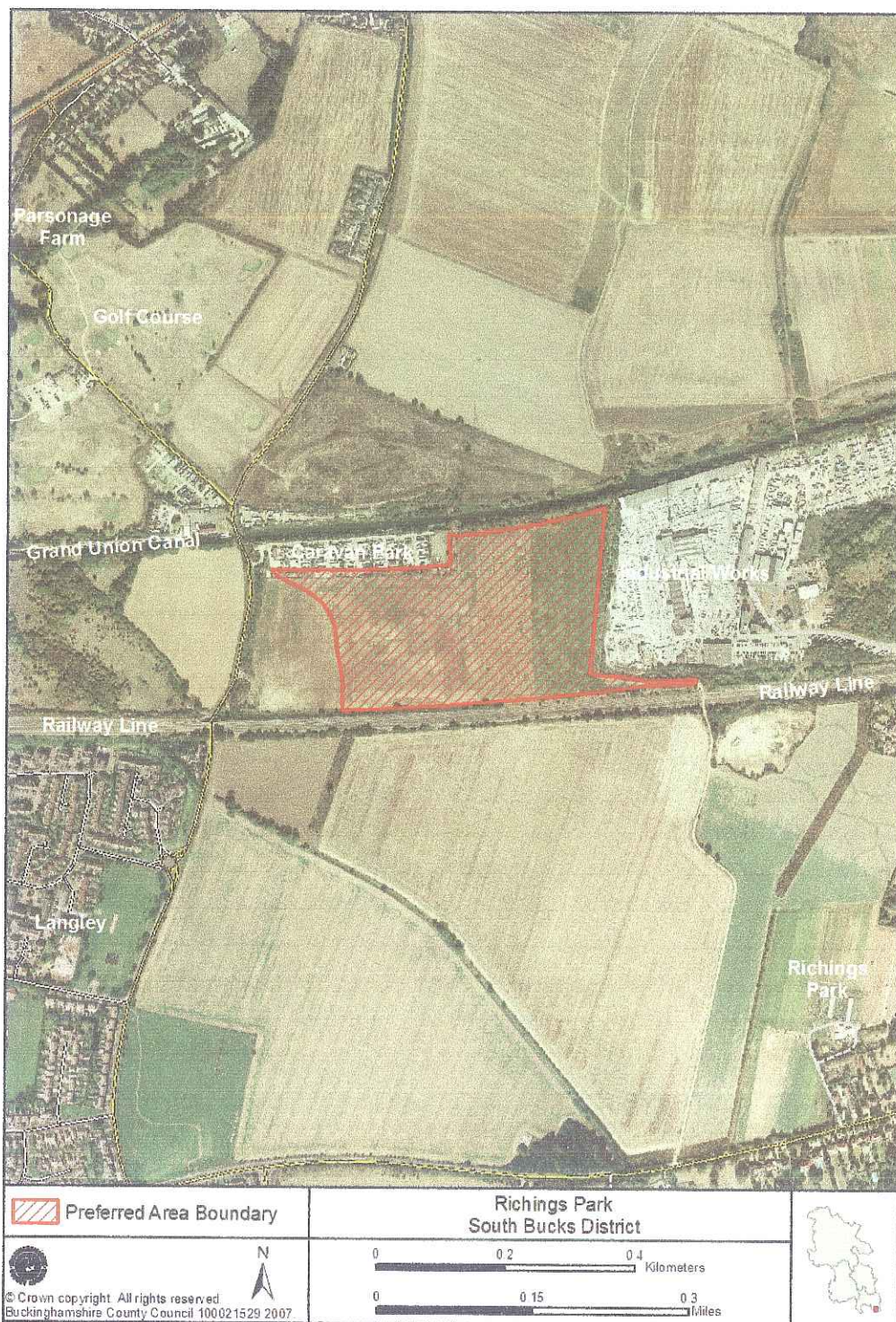


Richings Park, South Bucks District



Location

The site lies between the Grand Union Canal (Slough Arm) and the Paddington/Penzance mainline railway, west of Iver Station and north east of Slough.

Site Area

10 hectares (25 acres)

Existing Use

Vacant land located between a caravan park and an industrial site.

MWCS Proposal

Rail and Waterway connected Waste Transfer Station

Planning Context

The site was worked for sand and gravel in the 1960's and has since been restored and is now vacant land. The site is safeguarded in the Buckinghamshire Minerals and Waste Local Plan 2004-2016 as a multi-modal waste transfer facility. The site has both access to the Grand Union Canal adjacent along the northern boundary and the main line railway adjacent to the southern boundary.

SITE PLANNING REQUIREMENTS

Environmental

There are no environmental constraints within the site.

Designation	Location
Biological Notification Sites (BNS)	- Two BNS lie within 500 metres east of the site
Archaeological Notification Areas (ANA)	- ANA lies the opposite side of the railway line

Access

A new road access would need to be provided to the satisfaction of the Highway Authority.

Amenity

The site abuts a caravan site to the north. Any new development must be designed and operated so as to protect the local community and environment from significant adverse impacts.

Landscaping

The design of the waste management facility should include landscaping proposals to screen the development along the northern side of the site so as to provide separation from the adjoining caravan site.

Water Quality

The site is not within a groundwater protection zone. Appropriate measures must be provided so as to ensure the water environment is protected from contamination and any proposals do not have a negative impact upon the character of the canal corridor.

A buffer of at least 8 metres is required along the full length of the site which abuts the Grand Union Canal. Any such buffer zone should provide opportunity to improve the banks to a more natural environment and enhance wildlife.

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

No protected species have been recorded within the site.

Rights of Way

Footpath IVE/15A/1 abuts the eastern boundary of the site and connects with footpath IVE/17/5 which runs along the south side of the Grand Union Canal and to the north of the site.

Employment

The site is not in existing employment use but abuts an existing industrial area to the east and caravan park to the north.

Additional Mitigation/Planning Considerations

Additional mitigation measures, ecological and recreational enhancements and further assessments to be considered at detailed application stage have been included in the 'cumulative, secondary and synergistic impacts' and 'mitigation measures' section of the Sustainability Assessment Report of the Core Strategy DPD.