

Calvert Landfill Site, Aylesbury Vale District



Location

Adjoining the village of Calvert, north of the A41, west of Winslow, adjacent to the Aylesbury – Bletchley railway line

Site Area

218 hectares (539 acres)

Existing Use

Landfill site

Minerals and Waste Core Strategy (MWCS) Proposal

Strategic Waste Complex

Planning Context

Site history includes existing permission for clay extraction/footpaths/new settlement/railway line/rail-borne waste & local road-borne waste only.

SITE PLANNING REQUIREMENTS

Environmental

There are no environmental designations within the site boundary, however a number are located within the vicinity of the site.

Designation	Location
SSSI	<ul style="list-style-type: none"> - Sheephouse Wood situated adjacent to the north eastern boundary - Grendon and Diddershall Woods 50 metres south of the site - Finmere Wood 300 metres east of the site (including Finmere nature reserve)
Local Wildlife Sites	<ul style="list-style-type: none"> - Woodland between Lawn Hill & Dunsty Hill adjacent to the western boundary - Decoypond Wood adjacent to the north eastern boundary - Romer Wood 500m southeast of the site - Greatsea Wood 550m southeast of the site - Grendon Underwood Meadows less than 500m south west
Biological Notification Sites	<ul style="list-style-type: none"> - Scrub adjacent to railway less than 100m southeast - Lee Wood poplar plantation 200m south of the site boundary - Track leading to railway 250m from the northeast of the site

Access

The site is 5.5km (3.5 miles) from the strategic transport network (STN) (A41) with access to the STN along local C class roads. However, the site is also well served by rail which is currently used for the importation of waste.

The County Council would require a new access direct to the A41 for any new waste management complex situated on the site.

Amenity

The community of Calvert Green lies to the north west of the site. However, the site is considered large enough that a sufficient buffer could be provided between the facility and the houses thereby protecting them from the effects of any new waste facility.

Landscaping

Appropriate landscaping would be required to give protection to Calvert Green from any significant visual impact.

Water Quality

The site is not within any groundwater protection zones.

Floodplain

Part of the site is within the floodplain of the River Ray with Flood Zones 2 & 3 passing northeast to southwest across the centre of the site. A Flood Risk Assessment (FRA) will therefore need to be undertaken.

Tributaries of the River Ray and Padbury Brook are located in the vicinity of the site. It is recommended a buffer zone on either side of the watercourses should be provided.

Ecology

A number of UK BAP Priority Species have been recorded within and adjacent to the site:

- Skylark
- Reed Bunting
- Song Thrush
- Water Voles
- Great Crested Newts

Badgers have also been identified within the site.

To ensure appropriate protection of all such species, detailed site surveys and appropriate measures will be required with the submission of any planning application.

Rights of Way

Footpath CAG/5/1 passes across the northern part of the site in a north east south west direction. A bridleways (SCL/18/1) and (GUN/25/1) follow the north eastern boundary along the side of the existing railway line, the south eastern boundary (GUN/35/1) and part of the south western boundary (GUN/36/1). Footpaths GUN/24/1, GUN/23/1, CAG/1/1, CAG/4/3 and EDG/12/1 follow the remaining south western boundary of the site.

Employment

The area is not situated in or adjacent to employment land.

Additional Mitigation/Planning Considerations

Additional mitigation measures, ecological and recreational enhancements and further assessments to be considered at detailed planning 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.