

## College Road North, Aston Clinton, Aylesbury Vale District



## Location

2.5km (1.5 miles) east of Aylesbury, north of the A41 Aston Clinton bypass and Aston Clinton

## Site Area

4 hectares (10 acres)

## Existing Use

Agricultural (pasture)

Planning application for Household Waste Recycling Centre (February 2008)

## MWCS Proposal

Waste Transfer Station

## Planning Context

Safeguarded in BM&WLP for use as an HWRC

## SITE PLANNING REQUIREMENTS

### Environment, Culture and Heritage

Designation	Location
Biological Notification Sites (BNS)	<ul style="list-style-type: none"><li>- Site is situated within Hulcott Fields BNS</li><li>- Four further BNS fall within 500m of the site boundary, the area west, north and east of the site boundary and west side of College Road south</li></ul>

### Access

Access would be obtained from the A41 Aston Clinton bypass via College Road North. College Road North would require improvements before development could take place.

### Amenity

The nearest residential property is College Farm which is located approximately 270 metres to the north of the site. The village of Aston Clinton lies to the south of the A41 Aston Clinton by-pass and should therefore be unaffected by the development of the site.

### Landscaping

Appropriate landscaping would be required to protect views from the Grand Union Canal towpath and College Farm.

## **Water Quality**

The site is not within a ground water protection zone but located on a minor aquifer. The Draytonmead Brook is located along the eastern boundary of the site. A buffer zone to the water course will be required.

Appropriate measures must be provided so as to ensure the water environment is protected from contamination and the brook is protected from development.

## **Floodplain**

The site is not within a floodplain. However, as the site is more than 1 hectare in size, a Flood Risk Assessment (FRA) will need to be undertaken.

## **Rights of Way**

There are no Rights of Way within or adjacent to the site. Footpath ACL/1/1 runs west to east on the western side of College Road North.

## **Ecology**

Black Poplar trees are dense along the eastern boundary and sparse along the northern boundary of the site. No other ecology has been identified within or in the vicinity of the site.

## **Employment**

The site is not situated on employment land. Industrial buildings lie to the south of the site and on the western side of College Road 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.