

High Heavens, Wycombe District



Location

2km (1.25 miles) west of the Handy Cross M40/A404 junction, 2.5km south east of High Wycombe and north east of the B482 Marlow – Stokenchurch road.

Site Area

6 hectares (15 acres)

Existing Use

Waste disposal complex.

MWCS Proposal

Waste Transfer Station

Planning Context

The complex comprises an extensive former landfill of some 35 hectares (86 acres) which includes a cluster of related waste management uses. Waste was accepted from the mid 1950s to 2000 with landfilling now complete except for the final cover materials. It is now in the process of being restored to agricultural use and woodland over the next few years. The proposed site for a waste transfer facility is located at the northern end of the complex where waste was landfilled in the 1950s. There is a landfill gas management system in place which is connected to a generator which feeds the national Grid. The site is currently safeguarded in the BM&WLP for use as a WTS.

SITE PLANNING REQUIREMENTS

Environmental

The site is situated within the Chilterns AONB.

Designation	Location
Biological Notification Sites (BNS)	<ul style="list-style-type: none">- Nuttings Wood, adjacent to the western boundary- Hillgreen Wood and Hollygreen Woods adjacent to the SE corner- High Heavens Wood 400m southeast of the site- High Heavens Meadow less than 250m to the east- Linzees Firs less than 500m south

Access

Access is taken from a lane about 0.5km long to the existing entrance on Clay Lane.

Amenity

The site is 200 metres away from residential properties which means that any waste management facility must be developed and operated in such a way that the local community and environment are protected from any significant adverse impacts.

Landscaping

The surrounding landscape is countryside comprising farmland with a high level of woodland cover. Prior to waste management uses, the land use consisted of woodland which it is intended to replace in the restoration of the site.

Further appropriate screening to protect the views from the Chilterns AONB will be required for any proposed waste facility.

Water Quality

The site is not within a groundwater protection zone although appropriate measures must be provided so as to ensure the water environment is protected from contamination.

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

Hillgreen Wood and High Heavens Wood are both classified as UKBAP habitats and would require protection from any form of development.

Rights of Way

There are no footpaths or bridleways crossing the site.

Employment

Apart from the existing HWRC, the site does not include further employment land in or adjacent to the area.

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.