

London Road, Amersham, Chiltern District



Location

South west of the A413, 2km (1.25 miles) north of Chalfont St. Giles, 2km (1.25 miles) south east of Amersham.

Site Area

6 hectares (14 acres)

Existing Use

HWRC

MWCS Proposal

Waste Transfer Stations

Planning Context

This site was originally the location of an old waste tip and subsequently used as a Waste Transfer Facility until the mid 1980s. Since then it has been the location of the Amersham Household Waste Recycling Centre (HWRC). The site is currently safeguarded in the BM&WLP for use as a WTS.

SITE PLANNING REQUIREMENTS

Environmental

The site lies within the Chilterns AONB.

Designation	Location
Biological Notification Sites (BNS)	- A413 verge adjacent east of the site - Golf bank 500m SE - Pollards and Bailey Woods 500m SE
Local Landscape Area	- Less than 500m NW of the site boundary
Listed Buildings	- 250m SE of the site boundary

Access

Access would be required to be taken from the existing entrance on the A413.

Amenity

The site is approximately 50 metres from housing on London Road. Any new development must be designed and operated so as to protect this residential area and its environment from significant adverse impacts.

Landscaping

The design of the waste management facility should include landscaping proposals to screen the development from the residential area along the northern boundary 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. Potentially sensitive controlled water receptors are located in the vicinity of the site.

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

Floodplain

The south western part of the site is within Flood Zones 2 & 3 of the River Misbourne and will therefore require a Flood Risk Assessment (FRA) to be undertaken.

Ecology

The River Misbourne flows through the western side of the site. It is a chalk river and national BAP habitat.

Rights of Way

Footpath AMS/16/2 passes along the south western boundary of the site.

Employment

Apart from the existing HWRC, the site does not include further employment land. A Council depot is situated adjacent to the eastern boundary.

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.