

Off Osier Way, Buckingham, Aylesbury Vale District



Location

The site is situated to the south west of Buckingham, south of the A421 and adjacent to a business estate on Osier Way.

Site Area

6.3 hectares (15.6 acres)

Existing Use

Arable land

MWCS Proposal

Waste Transfer Station

Planning Context

There is no planning history on the area. In addition to the transfer station proposed in this Core Strategy, the Council intends to progress a Household Waste Recycling Centre on the site in a later DPD.

SITE PLANNING REQUIREMENTS

Environmental

Designation	Location
Local Wildlife Sites (LWS)	- Two LWS situated N/NE within 500m
Conservation Area	- Within 500m north of the site
Archaeological Notification Areas (ANA)	- Two ANA within 500m north of the site
Listed Buildings	- Two situated within 500m north

Access

A new access would be required on to Osier Way leading to the A421.

Amenity

The site is approximately 140 metres from houses on Gawcott Road to the north west of the site. 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 mitigate the visual impact of the development from adjoining development and the views from the residential properties on Gawcott Road.

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, a Flood Risk Assessment (FRA) will need to be undertaken.

Ecology

Badgers and several UK BAP-listed birds have been recorded within 500m of the site.

Rights of Way

There are no footpaths or bridleways passing across the site.

Employment

The site is adjacent to a recently developed business estate.

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.