

Springfield Farm Landfill Site, Beaconsfield, South Bucks District



Location

500 metres south of Beaconsfield, south of the M40 and A40, 1km (0.6 miles) east of Wooburn Green.

Site Area

70 hectares (174 acres)

Existing Use

Sand and gravel working and landfill site

MWCS Proposal

Contingent safeguarding for a Strategic Waste Complex

Planning Context

The majority of the site is a sand and gravel working which is being progressively restored. The southern end of the site forms part of Preferred Area 1 for minerals working in the adopted Buckinghamshire Minerals & Waste Local Plan 2004-2016, a large proportion of which has been recently consented for further extraction. Any viable deposits of sand and gravel in this area would need to be excavated prior to any other development of this land.

SITE PLANNING REQUIREMENTS

Environment, Culture and Heritage

There are no other environmental constraints within the site.

Designation	Location
Biological Notification Sites (BNS)	<ul style="list-style-type: none"> - Seven BNS lie within the site - Eight BNS are situated less than 500m south of the site - SW within 500m
Local Landscape Area (LLA)	<ul style="list-style-type: none"> - Site is located within an LLA which continues south beyond the site boundary - West of site boundary
Area of Attractive Landscape (AAL)	<ul style="list-style-type: none"> - West and east of the site boundary
English Heritage Registered Parks and Gardens	<ul style="list-style-type: none"> - Hall Barn registered park east adjacent to the site boundary
Listed Buildings	<ul style="list-style-type: none"> - Located at Over's and Lillyfee Farms within 500m south of the site - Situated in Hall Barn Estate east of the site

The site is identified as a Regionally Important Geological Site (RIGS). This however is a temporary status, applied whilst the mineral extraction is in progress. This status will be removed once extraction has ceased and restoration has been completed.

Appropriate Assessment and Atmospheric Dispersion Modelling study has been completed which indicates that Energy from Waste or Anaerobic Digestion could be compatible with the conservation objectives of the Burnham Beeches SAC, situated less than 2km south of the site.

Access

Access will be required from Broad Lane and traffic routed north to the A40 by a routing agreement. This requirement will avoid traffic to and from this site passing through Beaconsfield and Wooburn Green Conservation Areas. The site has a traffic restriction of 380 movements per day, covers all activities including mineral extraction, concrete making, a mortar plant, waste disposal and restoration.

Amenity

Any additional waste management facility would have to be developed and operated in such a way as to protect the local community and environment from any significant impacts.

Landscaping

Landscaping requirements have already been addressed through current planning permissions. However, an assessment of the visual impact of any proposed development would be necessary to ascertain whether further landscaping measures would need to be provided.

Water Quality

The site is not within a groundwater protection zone but lies within the total catchment source protection zone for the public water supply at Cookham. To avoid contamination of the water environment, appropriate safeguarding measures will need to be incorporated in the scheme.

A water abstraction point lies within the boundary of the site (NGR SU 927 893). An environmental assessment should establish whether any activities on site would impact upon the integrity of this abstraction.

Flooding

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

No protected species have been identified within the site.

Rights of Way

Footpath BEA/19(F)/1 crosses the site in a north east/south west direction with a temporary diversion (BEA/19(F)/T1) to the south of the current mineral workings. Another footpath (BEA/18/1) passes along the eastern boundary of the site.

Employment

The site is not situated within or adjacent to employment land.

Additional Mitigation/Planning Considerations

Any application for Energy from Waste or Anaerobic Digestion will require a further Appropriate Assessment of the specific process and configuration proposed so that the design, throughput and location of the facility submitted in the application is modelled.

Any development would not be permitted on land where it would sterilise sand and gravel resources.

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.