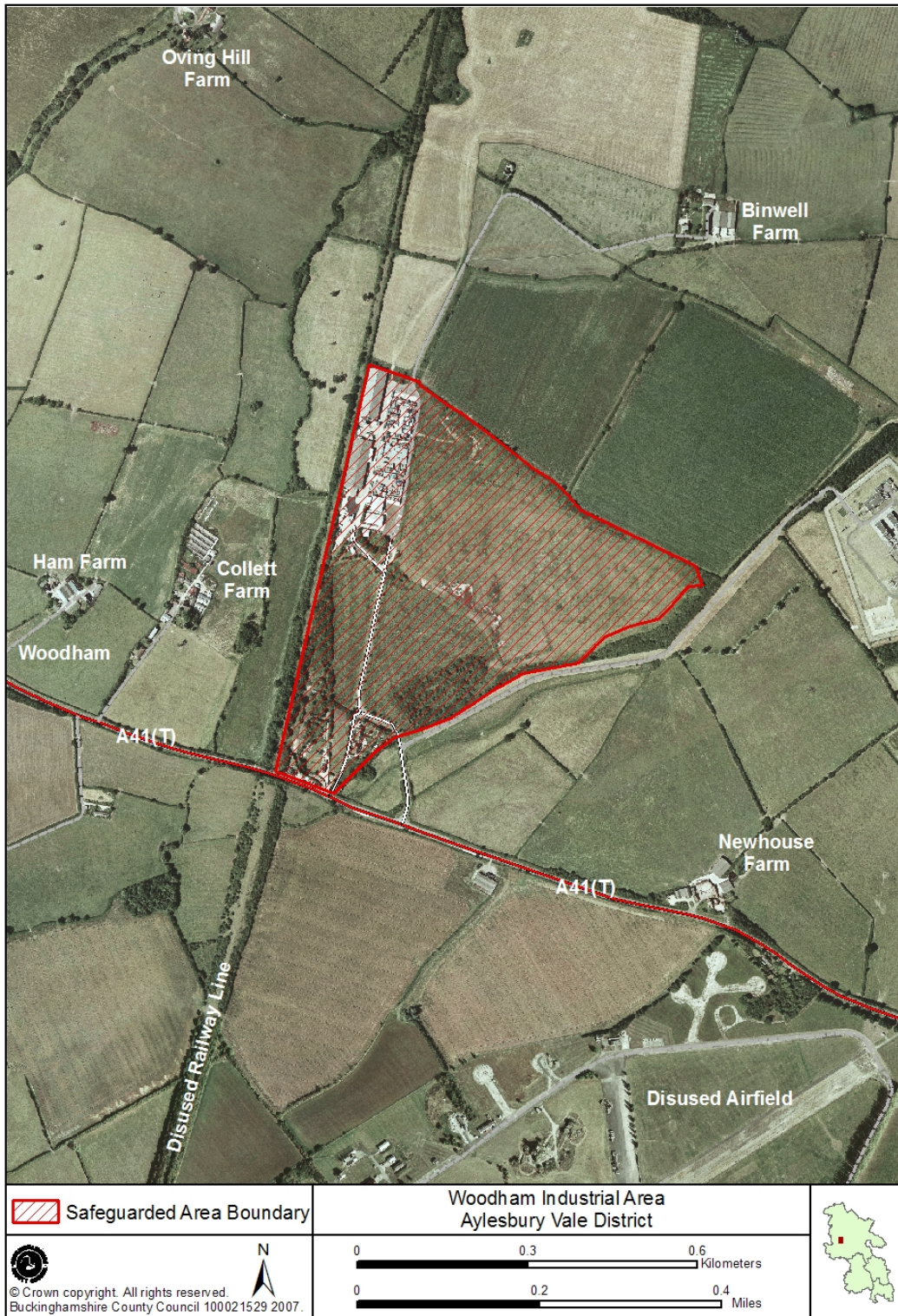


Woodham Industrial Area, Aylesbury Vale District



Location

North of the A41, 5km (3 miles) west of Waddesdon, 9km (5.6 miles) west of Aylesbury.

Site Area

27 hectares (68 acres)

Existing Use

Industrial/pasture land

MWCS Proposal

Contingent safeguarding for a Strategic Waste Complex

Planning Context

The site is located within an area previously used as a landfill site which included household, commercial, industrial and liquid waste. As such, a partial area of the former landfill is designated as contaminated land and identified as requiring further remediation. There is also a more recent industrial development that has been established within the northwestern part of the site.

SITE PLANNING REQUIREMENTS

Environment, Culture and Heritage

Designation	Location
SSSI	<ul style="list-style-type: none"> - Proposal will need to give consideration to Kingswood SSI 700m west - Ham Home Woods situated 1100m NW - Grendon & Doddershall Woods 1450m north of the site
Biological Notification Sites	<ul style="list-style-type: none"> - Ham Farm Ponds lie 150m west of the site boundary
Archaeological Notification Areas	<ul style="list-style-type: none"> - Located outside SE boundary - West, opposite side of the disused railway line - Less than 500m NE
Listed Buildings	<ul style="list-style-type: none"> - Collett Farm situated 250m west

Access

The existing access is 700 metres from the A41. There is a disused freight rail line running along the western boundary of the site which is included in plans for a new north/south rail route to the continent and may therefore be reopened in the future.

Amenity

The development must be designed and operated so as to protect the environment and local community situated along Creighton Road, from any significant adverse impacts.

Landscaping

The design of the waste management facility should include landscaping proposals to screen the residential development along Creighton Road in the southern part of the site and the industry in the northern part of the site.

Water Quality

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

Floodplain

Flood Zones 2 & 3 of the River Ray abut the south eastern boundary of the site and land west of the disused railway line. The site is also in excess of 1 hectare in size which means a Flood Risk Assessment (FRA) will need to be undertaken.

Ecology

A number of UK BAP Priority Species have been recorded within the site boundary and 500m of the site:

- Great Crested Newts
- Reptiles

Badgers have also been identified in close proximity to the site.

Rights of Way

Footpaths WOD/4/2 and WOD/4/3 pass along the south eastern boundary of the site.

Employment

The site boundary includes a number of industrial units. These units would be safeguarded from any proposed development.

Additional Mitigation/Planning Considerations

Any new proposal will be required to provide further remediation of the contaminated landfill site.

Two high pressure gas feeder pipelines (Aylesbury to Chalgrove) located in close proximity to the south east boundary will require safeguarding measures to be included in any proposals for new waste management facilities.

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.