

Development Control Committee - 13th February 2017

Application Number: CM/22/16

Title: Extension of existing sand gravel extraction and restoration for relocation of Hillingdon Outdoor Activities Centre (HOAC)

Site Location: New Denham Quarry Denham Road Denham
Buckinghamshire UB9 4EH

Applicant: Hillingdon Outdoor Activities Centre

Author: Head of Planning & Environment

Contact Officer: Andrew Sierakowski dcplanning@buckscc.gov.uk

Contact Number: 01296 380000

Electoral divisions affected: Denham

Local Member: Roger Reed

Summary Recommendation(s):

The Development Management Committee is invited to **APPROVE** application number CM/22/16 in accordance with the conditions set out in Appendix A to this report

Appendices: Appendix A: Draft Conditions



INVESTOR IN PEOPLE



SUPPORTING INFORMATION

Introduction

1. This application is submitted by High Speed 2 (HS2) on behalf of the Hillingdon Outdoor Activities Centre (HOAC). It was validated on 28th June 2016 and sent out for consultation on the same day. An Environmental Statement has been submitted with the application so it is to be treated as 'EIA' development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The application was advertised by site notice, neighbour notification and newspaper advertisement.
2. Following the initial round of consultation, the applicant was invited to respond to the comments of statutory consultees, including the requests for additional information, and consequently submitted additional documents that provide a response to Consultee's Comments and specifically additional information relating to archaeology, highways and hydrogeology. Selective additional consultation was undertaken in response to those additional submissions.
3. The target for determination of this application was originally the 27th September 2016. A request for an extension of time was made to the applicant which has subsequently been agreed until the 28th February 2017, to allow for the submission of the additional information and further consultation.
4. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking resolutions to problems arising in relation to dealing with the planning application by liaising with the applicant, agent and statutory consultees and discussing changes to the proposal where considered appropriate or necessary. This has included dialogue with and submission by the applicant of additional information as set out in paragraph 2 above. This approach has been taken in accordance with the requirements of the National Planning Policy Framework (NPPF) and as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Site Description

5. The site is located on land to the southwest of New Denham and is currently accessed off the A412 Denham Road, to the south of the M40, Junction 1. The location of the Site is shown on Figure 1 below
6. The planning application area (i.e. the red line area) is approximately 68.4ha (169 acres) and includes areas outside of the current approved New Denham Quarry site redline boundary. The application site comprises: the whole of the active New Denham Quarry site as approved under planning permissions (SBD/8201/06, CM/32/14) (the current redline boundary 60.3ha); and surrounding agricultural land to the west of Knighton-Way Lane and to the west of the residential area of New Denham.
7. The New Denham Quarry site in which part of the application falls, is currently an operational quarry and is partially restored in accordance with approved plans attached to the minerals planning permission (SBD/8201/06, CM/32/14), as shown in Figure 2 ' Summerlease Ltd approved restoration scheme (including Phase 4C)'.
8. The New Denham Quarry site is an irregular shaped parcel of land located in the South Bucks District. It is being progressively worked for sand and gravel and restored in phases to create three lakes, nature conservation areas and provision for

recreation through utilising imported inert materials to backfill worked areas. At present, the area to the south of Field Cottage is being worked and approximately the southern third of the main central lake has been excavated. The eastern lake and the western lake (referred to as the ecological lake) have been restored.

9. The seasonal Rusholt Brook crosses the site from north to south. The River Colne flows along parts of the eastern boundary of the site and the Alder Bourne flows along the south west boundary. The southern and eastern parts of the site are within the flood plain of the River Colne and the Alder Bourne. Parts of the site also lie within the Environment Agency's Flood Zone 2, 3a and 3b and are therefore liable to flooding in extreme flood events (e.g. 0.1% or 1 in 1000 chance of flooding from nearby fluvial sources) and much more regular events (e.g. the 5% or 1 in 20 chance of flooding from nearby fluvial sources).

Figure 1: The Site



10. Further infrastructure through the site includes two main sewers running on a similar north-south axis as one of the power lines between the central and eastern lakes shown on the current approved restoration scheme.
11. Three Public Rights of Way (PRoW) are present along the boundaries of the site. These are:
 - Footpath DEN/25/1 which runs along the northern boundary of the application site leading from Knighton-Way Lane to Denham Road and is crossed by the access road to the proposed development.
 - Footpath DEN/23/1 which runs along the eastern boundary of the application site leading from Knighton-Way Lane to Field Cottage;
 - Footpath DEN/22/1 to the north east of the application site leading from Knighton-Way Lane to Oxford Road; and
12. Within the surrounding area the nearest individual dwellings to the site – clockwise from north – are Brickfield Cottage, the residential area of New Denham (Knighton-Way Lane and Newtown Road), Field Cottage, Osborne Farm, Watergate Farm, Six Acre Farm and Southlands Manor. Southlands Manor and a barn within its curtilage are a Grade II Listed Building.
13. Archaeological assessment undertaken as part of the Phase 4C quarrying application has established that there is an archaeological interest within the site. This interest is defined as the presence of buried archaeological remains relating to Late Glacial activity.

Surrounding Area

14. The site lies on the western outskirts of Uxbridge. The landscape is generally flat and has a rural-urban fringe character due to it being in close proximity to the urban edge of Uxbridge. The site in part is currently an operational quarry with some areas partially restored to wildlife meadow, lakes, tussocky grassland, trees, shrubs and woodland. The restored areas enhance the openness and character of this site which at present is influenced and detracted from by the urban edge of Uxbridge to the east of the site, the residential fringe of New Denham to the north and the National Grid substation (Iver) to the south of the site. From the substation to the immediate south of the site there are three overhead power lines radiating out to the north through the site which also detract, to a degree, from its openness.
15. The entire site lies within the Metropolitan Green Belt, Colne Valley Regional Park (CVRP), and is a Biodiversity Opportunity Area and, as set out above, parts of the site are located within Flood Zones 2, 3a and 3b. Additionally, the Kingcup Meadows & Oldhouse Woodland Site of Special Scientific Interest (SSSI) lies approximately 200 metres to the north-west of the site (at its closest point) and a Grade II listed building (Southlands Manor and Barn) is located to the west of the site adjacent to the site access.
16. Land on the eastern side of the River Colne opposite the site forms part of a 'Site of Borough Importance' for nature conservation within the London Borough of Hillingdon (Uxbridge Moor).
17. The whole of the site is within the BCC mineral safeguarding area for sand and gravel.

18. In relation to minerals requirements the proposed extension of mineral extraction towards New Denham as part of this planning application contains an estimated 0.34 million tonnes of sand and gravel reserves. Although the extension contains winnable sand and gravel this is an incidental activity associated with the proposal to provide a sufficiently sized central lake for sailing. Nevertheless, the proposed extraction of sand and gravel as part of this application to extend the currently restored lake prevents the possible sterilisation of this mineral resource and a needs assessment for the mineral has been undertaken.

Existing Quarrying Operations on the Site

19. Figure 3 shows the situation on site as of April 2016. Extraction has been taking place south of Field Cottage. Some areas of the site have already been restored in accordance with the approved restoration scheme, namely the small (ecological) lake to the west and the linear (rowing) lake in the eastern part of the site. As at (14th April 2016), approximately the southern third of the main central lake has been extracted and various soil bunds are located around the site.
20. The northern part of the site will continue to be operated for gravel extraction and will be progressively restored under the existing permission. The southern end of the site is currently undergoing restoration, following the end of active gravel abstraction. The approved New Denham Quarry restoration scheme (including Phase 4 C, CM/32/14) as shown in Figure 2. On the east side of the site is a long, linear lake of approximately 7.9ha (17.5 acres) and a maximum depth of 5 metres. In the middle of the site is a larger lake of approximately 10.12ha (25 acres) with a maximum depth of 5 metres. To the west of the site is a smaller lake of approximately 1.4ha (3.5 acres). In between the lakes a mix of predominantly dry broadleaved woodland, biomass production woodland, and tall tussocky grassland is proposed, through which a number of footpaths will pass connecting with the wider PRoW network.
21. The proposed development for which this application is made (as described in the following section) will include an amendment of the approved New Denham Quarry restoration scheme in order to provide a suitable outdoor activities centre for the applicant to relocate to, predominantly in the southern half of the site. The proposed development has been informed by the approved restoration scheme and will return the land to three lakes and create areas for amenity and recreational use.
22. It should be noted that the original scheme (approved under application SBD/8201/06) stated that the restoration scheme has been designed for a recreational afteruse including the potential for sailing on the largest central lake, and rowing on the long thin lake parallel to the River Colne. Furthermore, at that time, an illustrative plan was submitted showing how the site could be developed to achieve such uses, although this was not a part of the planning consent at the time.
23. The proposed development will result in the modification of the currently approved restoration scheme so as to accommodate the specific needs of the applicant. The proposed development and the approach to planting and site access is broadly in keeping with the original restoration scheme for SBD/8201/06 and the more recent application for Phase 4 C, CM/32/14.

EIA

24. The Environmental Statement submitted with the application comprises 5 volumes including a Main Statement, Non-Technical Summary, Technical Appendices, Maps and a Construction Environment Management Plan (CEMP).

Site History

25. The planning history on this site is covered by planning permissions for minerals development and restoration schemes described above and shown in Table 1 below.

Table 1: Planning History

Application No.	Development	Decision	Description
SBD/8201/06	Extraction of sand and gravel and erection of concrete batching plant at Land South West Of New Denham, Denham Road, Uxbridge, Buckinghamshire, UB9 4EH	Application Approved March 2007	The extraction of sand and gravel and the restoration of the site to lakes (in a form suitable for eventual mixed use for amenity, nature conservation and recreation) incorporating the importation of inert filling materials; the provision of a plant area including the erection of a mineral processing plant, weighbridge and office, workshop, fuel tanks, power supply equipment, canteen and concrete batching plant; the erection of ground conveyors and the construction of a new access onto the A412
11/01460/CM	Phases 3E and 4	Application Approved June 2011	Variation of approved Scheme of Working and Restoration to allow working within Utilities Corridor and Six Acre Farm Buffer Zone and restoration to land using recovery materials
CM/32/14	Phase 4C (Field Cottage Extension)	Application Approved March 2014	Extension into Field Cottage buffer area for the extraction of sand and gravel reserves and restoration to land using quarry overburden and recovery materials
CM/23/16	Northern Extension	Application Approved January 2017	Northern extension to the north of Footpath DEN/25/1 for the extraction of sand and gravel reserves and restoration to land using recovery materials

The Applicant and the Reason for the Development

26. HOAC is a registered outdoor and environmental youth educational charity which serves the west London community. Over 22,000 young people use the existing centre every year from a wide range of economic and ethnic backgrounds. Special needs groups make up about 10% of this total. The centre has approximately 44,000 visits annually of which the majority are local groups (schools, colleges, Scouts and Guides).
27. HOAC is currently located at Dews Lane, South Harefield, Middlesex. The construction and operation of HS2 will require part of the land and water used by HOAC. If HOAC were to remain open, the HS2 Phase One Environmental Statement 1 has concluded that during construction of HS2 users of the facility will experience significant visual and noise effects affecting amenity which would make it unlikely that it could operate during the five year construction period. The HS2 Phase One Environmental Statement also reports that closure for five years could mean that HOAC would lose its users and as a result its long-term viability could be affected.
28. The current centre provides a wide selection of both water-based and land-based outdoor activities including sailing, windsurfing, canoeing, caving, a giant swing, low and high ropes courses, archery, orienteering and camping. In designing this proposal, care has been taken to ensure facilities are recreated or provided on a like-for-like basis.
29. HS2 Ltd. has been working with HOAC to identify suitable sites for the relocation of its facility nearby. This chosen site, New Denham Quarry is located to the south of the A40/M40 and approximately 3.5km south of HOAC's present location.

Proposal – Overview

30. The proposed development is to extend the present sand and gravel extraction area at New Denham Quarry and restore the site after the removal of sand and gravel into an outdoor activities centre to provide a new site for HOAC currently located at Dews Lane, South Harefield. The proposed development includes the extension of the existing permitted sand and gravel extraction area to the agricultural land north of Field Cottage and to the west of properties in Knighton-Way Lane to create a larger central lake than the existing permitted restoration scheme;
31. A new restoration scheme across the site to allow for:
 - construction of a separate site access road through the development area from the existing quarry site access road from the roundabout off the A412;
 - construction of a range of built facilities in the southern part of the site, including a car park, boat store, club house, office and 3 staff accommodation blocks, camping facilities including 2 toilet blocks and an accessible toilet, and outdoor activity facilities (including a high ropes climbing frame, swing and low level woodland activities and 13 shelters) to support the use of the site as an outdoor activities centre;
 - an extension to the central sailing lake; and

- the provision of amenity open land, nature conservation and recreational use and the provision of new footpaths in the northern part of the site.

Lakes Construction

32. The main central lake (also referred to as the 'sailing lake') will cover an area of approximately 17.5 ha (43 acres) and be used for sailing, windsurfing, canoeing, kayaking and Dragon Boating.
33. The main central lake within the currently approved restoration scheme will be extended to achieve the size and depth required for HOAC's water activities. Where the current approved restoration profile for the sailing lake is outside the alignment for the HOAC sailing lake, backfilling will be required. The backfill will be tipped on site then dozed and tracked into place, progressively displacing the water in the lake. This activity will be undertaken in compliance with the Environmental Permitting Regulations 2010 (As Amended).
34. Surplus and unsuitable material from the excavation of the lake, roads and car park will be transported off site for disposal at an appropriate waste facility or used as restoration material or other beneficial reuse where practicable.
35. There are no proposals to alter the two other completed lakes which are already suitable as a recreational rowing lake and wildlife amenity lake. It is proposed that the completed 7.1 ha (15.5 acres) lake to the east will be used for rowing and the smaller completed lake to the west of the main central lake is to be kept for amenity and nature conservation.
36. Sand and gravel extraction will continue in accordance with the Summerleaze Ltd approved scheme (including Phase 4C, CM/32/14) until permission is obtained for the proposed development. At this point a revised sand and gravel extraction phasing programme will be introduced. Five phases of sand and gravel extraction to create the main central lake are proposed moving progressively north from the area to the south of Field Cottage with Phase 5 extending into the area to the west of New Denham which is outside the existing permitted scheme. The programme for the recently approved northern extension (Ref. CM/23/16) will also need to be amended and extended for a further two-year period to accommodate the work to construct the extended sailing lake. This would be the subject of separate application by Summerleaze to vary the planning permission for the northern extension.

Construction of Outdoor Facilities and Associated Buildings

37. The existing residential property Field Cottage (which is outside the application boundary) will be retained in residential use and no works are proposed to the dwelling nor the access track to it as a part of this proposal. Some of the land to the west of the cottage will be excavated to form the central lake.
38. A number of new buildings are to be constructed. The new buildings will be single storey, steel framed structures. The buildings and structures are required for the outdoor recreational facility. Buildings proposed include:
 - a main office/ club house located to the south of the main central lake;
 - a workshop located behind the main office/club house;
 - a boat store located to the south of the eastern/ rowing lake;

- camping toilets and showers contained in 2 blocks and an accessible toilet and shower, located south of Field Cottage;
- seasonal staff accommodation to provide 12 bedrooms also located south of Field Cottage; and
- a total of thirteen small shelters, located one adjacent to each activity.

Table 2: Floor space of Proposed Buildings

Building	Details (including Gross Internal Area)
Clubhouse	686 sqm the main building includes office spaces and changing rooms. 178 sqm Tractors' Garage and 200 sqm the Workshop. Total: 1064 sq. m
Boat Store	418 sqm
Staff Accommodation	3x blocks 123 sq. m per block. Total: 369 sq. m
Toilet Blocks Camping	100 sqm
Waterfront Office	19 sqm
Small Shelters	13x shelters 15 sq. m per shelter. Total: 325 sq. m

39. In addition to the new buildings a number of new facilities for outdoor recreation (e.g. pedal karting, tunnelling, low level ropes, archery, giant swing and high level climbing) are located between the western lake and the main central lake. These will replicate those currently in place at the existing HOAC site. A camp site, low level woodland activities area and open grassed area will also be located between the eastern and main central lakes. Four small areas for storage and a petrol store will also be located across the site as shown on the HOAC site-wide masterplan.

Access road

40. A new single main access road with passing places will be constructed around the existing plant site boundary from the existing quarry access road off the A412 before the quarry plant site is reached to the proposed activities centre car park. The access from the A412 to the new access road to the proposed facilities will be shared by quarry traffic and traffic associated with the proposed activities centre, for the life of the active quarry. A separate footway will be provided alongside the new access road to the clubhouse. To the east of the car park a single track access road with passing bays and footway on one side will run between the rowing lake and extended sailing lake to the staff accommodation car park, the camping area and to the rowing boathouse to eventually join up with the current terminus of Knighton-Way Lane. This road will be used for emergency access only from Knighton-Way Lane. It will be necessary to construct culvert bridges over the Rusholt Brook at two locations where the access road crosses the stream. The brook will either be temporarily diverted locally or over pumped during construction of these culverts. Rusholt Brook will also be permanently realigned east of the sailing lake and south of the camping area.
41. In addition, a reinforced grass track that can accommodate emergency vehicles will be constructed around the perimeter of the sailing lake which connects to the access roads. It is expected that this will be used infrequently.

42. The southern part of the main central lake is to be filled to provide a building platform in order to avoid encroachment into the flood plain immediately to the south. Further footpaths will be constructed between the main car park, the karting area and the camping area and around both lakes.

Public Rights of Way

43. Three Public Rights of Way (PRoW) are present within or in close proximity to the proposed development. Amendments to these are proposed as follows:
- Footpath DEN/25/1 which runs along the northern boundary of the application site will be realigned to follow the access road. The existing Footpath DEN/25/1 from the northern boundary of the application site which runs westwards and then follows the access road to Southlands Manor to the roundabout on the A412 will be stopped up; and
 - Footpath DEN/23/1 will be extended along the eastern boundary of the application site to complete the link from Knighton-Way Lane to Oxford Road, past the access road to Field Cottage. A second branch will continue around the eastern rowing lake linking with the existing public footpath IVE/6/1 (Cherry Tree Lane).

Landscape Design and Ecology

44. The proposed planting on site is similar to the planting proposals in the approved New Denham Quarry restoration scheme. The landscape proposals have taken into account the proximity of RAF Northolt and London Heathrow and the need for reducing the risk of bird strike. A long term bird management plan for the site is to be put into place. This involves monitoring, scaring and habitat management to minimise the risk for passing aircraft. For example, habitat management will take place to maintain the fences and tussocky grassland around the waterbodies to reduce the attractiveness of the surrounds to feral geese. The proposed development has been designed to operate in accordance with the Bird Management Agreement, dated 21st August 2013.
45. Habitat creation, construction and restoration activities will be in accordance with measures set out within the Construction Environment Management Plan (CEMP). This document details the organisation and procedures that will be employed during the construction phase to ensure that adverse effects upon environmental and sensitive local receptors are suitably managed, mitigated and monitored.

Excavated waste

46. Waste from the proposed development will arise mainly from site clearance, excavation and any unavoidable construction waste. The proposed development will require specific construction materials (predominantly concrete) to be imported to the site.
47. In order to ensure the appropriate reuse of the materials the earthworks will be carried out in compliance with a Materials Management Plan (MMP) in accordance with industry adopted guidance.
48. General material resource efficiency measures to be considered for the proposed development are also set out in Volume 11: Site Waste Management Plan.

Need for the development and reason for the location

49. As has been stated previously, HOAC is currently located at Dews Lane, South Harefield, Middlesex. The construction and operation of HS2 will require part of the land and lake used by HOAC. If HOAC remained open, the HS2 Phase One Environmental Statement has concluded that HOAC will experience significant visual and noise effects affecting the amenity of the facility which will therefore make it unlikely to be able to operate during the five year construction period.
50. As a part of the Parliamentary process for the HS2 hybrid Bill a House of Commons Select Committee was formed to hear petitioners concerns and in their interim and final report, references to HOAC were made.
51. On the 15 July 2015 the Chair of the Committee issued a statement noting: *“.....we want a push, now, toward a satisfactory compromise for HOAC, including a possible staged move. The Committee would like to see HOAC carry on its activities in one place or another but recognises the difficulty of staying on at the current site.”*
52. In the Second Special Report of Session 2015-16 the Select Committee recommended that HOAC relocate to the New Denham Quarry site, if HOAC thought it was preferable.
53. The promoters response to the second special report of the select committee was published in March 2016 and in relation to HOAC it stated in paragraphs 60 and 61: *“The Promoter acknowledges the Select Committees wishes to see the proposal for HOAC to be relocated to the Denham Quarry site come to fruition. Whilst the Promoter recognises that relocation is not the most economic course of action, we understand that this is an important community asset for Hillingdon and the surrounding area and the strong commitment to the ongoing operation of HOAC made by Hillingdon, and others, in front of the Committee. This is why the Promoter continues to progress work to relocate this facility and to this end we have recently commenced public engagement on the proposed planning application.”*
54. Consequently, HS2 Ltd has been working with HOAC to identify suitable sites for the relocation of their facility nearby. The site at New Denham Quarry was selected in agreement with HOAC after a study of the feasibility of the options as set out in Volume 3: Main Environmental Statement (ES). The site is considered suitable due to a number of factors including:
 - it is located close to the south of the A40/M40, approximately 3.5km south of HOAC’s present location on Dews Lane and is therefore in a reasonable catchment of its current users;
 - it has the ability to provide for the lake and land area to allow for the replacement of HOACs existing facilities at Dews Lane , South Harefield;
 - it builds on the potential recreational aspiration contained within the approved Summerleaze Ltd restoration plans; and;
 - it will retain the openness of the Green Belt by confirming a use as an outdoor activities centre and the development can be considered appropriate in Green Belt terms.

Phasing and Construction Programme

55. Two main stages are proposed for the site restoration at New Denham Quarry. The southern half of the outdoor activities centre will be constructed in Stage 1, with quarry extraction continuing in the northern half of the site at the same time. Stage 2 involves quarrying in the northern part of the site and the extension of the central lake. Further details as follows:

Stage 1: 2017-2018

56. Activities under Stage 1 include:

- construction of the southern part of the main central lake extending to approximately 8.7ha (21.5 acres);
- access will be provided around the working quarry site;
- the eastern side of the southern part of the central lake, which is already part backfilled, will be re-excavated and removed by road;
- provision of outdoor activity facilities and associated buildings;
- creation of Soft Landscape Areas at the southern part of the site; and
- continuation northwards of gravel extraction in accordance with a revised gravel extraction phasing scheme.

57. All built and land based facilities, the rowing lake and approximately an 8.7ha (21.5 acre) central lake will be available for use by HOAC at the end of Stage 1 in April 2018.

Stage 2: 2018 to 2022

58. Activities under Stage 2 include the completion of the main central lake extending the gravel extraction area generally northwards to approximately 17.5 ha (43 acres) and restoration of the remainder of the site. This will require the extraction of gravel from an area to north of Field Cottage in closer proximity to New Denham.
59. The larger 17.5 ha (43 acres) main central lake will be made available progressively for use by HOAC throughout Stage 2 with the completion of the whole scheme towards the end of April 2022.

Restoration

60. The restoration scheme is as proposed in the masterplan and as detailed in landscape drawings submitted with the application.
61. Prior to the commencement of the proposed development a five year landscape aftercare plan will be prepared that will set out the objectives of management and details of maintenance regimes. Restoration will take place progressively in accordance with the proposed masterplan and the minerals phasing plans. Soils will be removed from storage under suitable soil moving conditions and spread in accordance with Volume 6: CEMP. Management objectives in the aftercare plan will take account of the aims of the Colne Valley Biodiversity Opportunity Area and aim to create range of soft landscape areas including the following UK BAP priority habitats:
- broadleaved woodland;
 - wet woodland;
 - species rich meadow grassland;
 - tussocky grassland;

- tall /emergent vegetation;
- stream habitats;
- marginal/aquatic vegetation;
- hedge planting;
- amenity grassland;
- native shrub mixes;
- individual and specimen trees; and
- willow biomass.

62. So that the Committee can see the key differences between the existing approved restoration scheme and the proposed HS2 HOAC restoration scheme, I have included plans of the existing scheme as Figure 2 below, and the HOAC scheme as Figure 3. By comparison of the two plans it can be seen the main sailing lake extends further to the east around and to the north and south of Field Cottage, but also that there will be some infilling on the west side and southern edge of the lake.

Figure 2: The Existing Approved Restoration Scheme

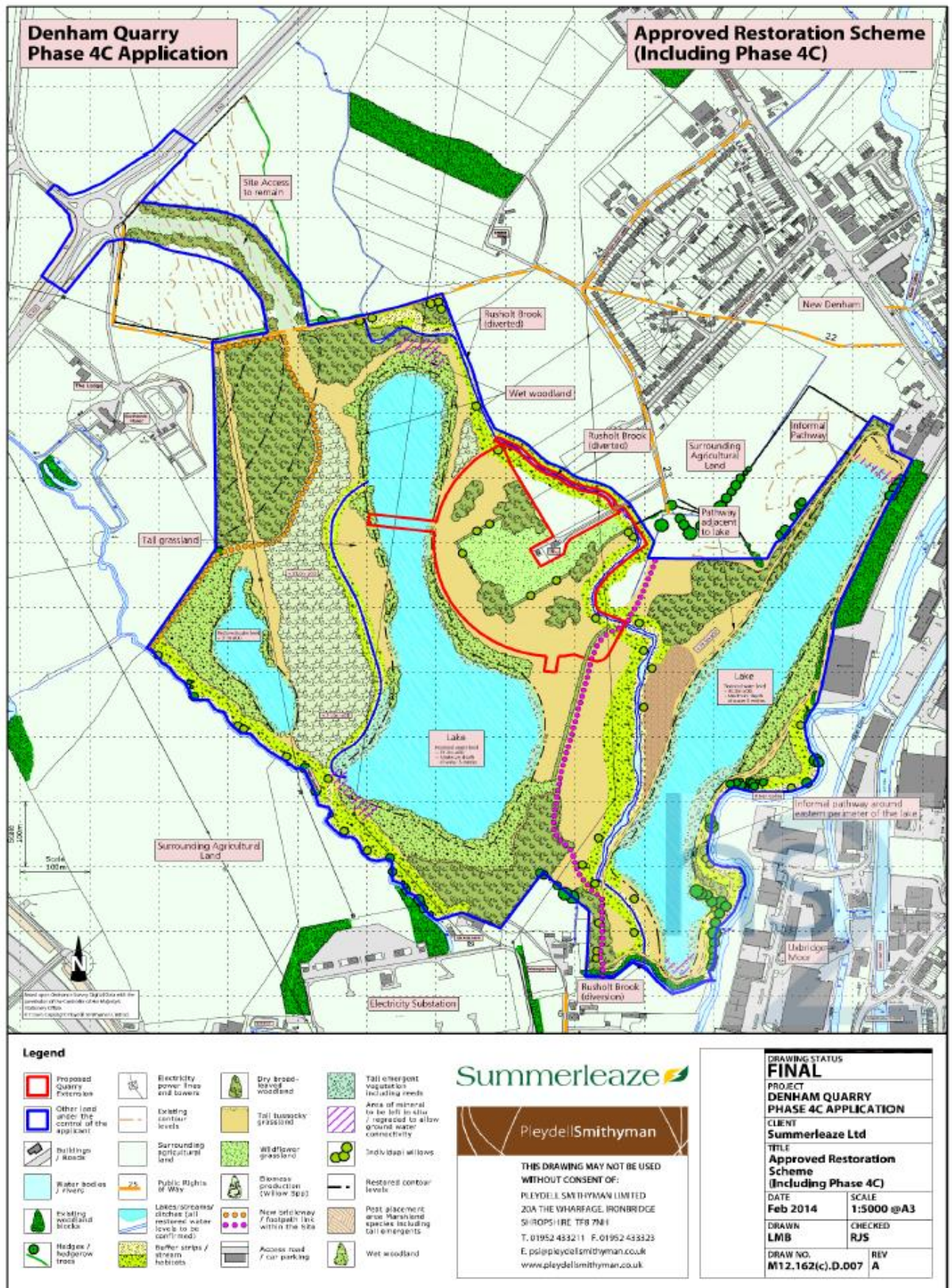


Figure 3: The HOAC Illustrative Combined Restoration Master Plan



Planning Policy

63. Relevant development plan policies in relation to proposed extension to mineral extraction at New Denham Quarry include the following:
64. From the Buckinghamshire Minerals and Waste Local Plan (MWLP) (2006):
- Policy 28 - Amenity;
 - Policy 29 - Buffer Zones;
 - Policy 31 - Restoration and Aftercare;
 - Policy 34 - Aviation Safeguarding Areas;
 - Policy 36 - Planning Application issues;
 - Policy 37 - EIA; and
 - Policy 38 - Planning Obligations;
65. From the Buckinghamshire Minerals and Waste Core Strategy (MWCS) (2012):
- Policy S01 - Improving the Sustainability of Minerals Development;
 - Policy SO4 - Spatial Distribution of Minerals Development;
 - Policy SO9 - Protection of the Green Belt and AONB;
 - Policy SO10 - Protecting and Enhancing the Environment;
 - Policy CS/LP1 - The Overarching Presumption in favour of Sustainable Development;
 - Policy CS1 - Minerals Safeguarding;
 - Policy CS2 - Areas of Search;
 - Policy CS4 - Maintaining the Level of Sand and Gravel Provision;
 - Policy CS5 - Preferred Areas;
 - Policy CS15 - Landfill;
 - Policy CS18 - Protection of Environmental Assets of National Importance;
 - Policy CS19 - Protection of Environmental Assets of Local Importance;
 - Policy CS20 - Green Belt;
 - Policy CS22 - Design and Climate Change; and
 - Policy CS23 - Enhancement of the Environment.
66. From the South Bucks District Local Plan (SBDLP) (1999):
- Policy GB1 - Green Belt;
 - Policy EP3 - The Use, Design and Layout of Development;
 - Policy EP4 - Landscaping;
 - Policy TR5 - Accesses, Highway Works and Traffic Generation; and
 - Policy TR10 - Heavy Goods Vehicles.
67. From the South Bucks Core Strategy (SBCD) (2011):
- Policy CS9 - Natural Environment.
 - Policy CS13 – Environmental and Resource Management

68. There is also the emerging Minerals and Waste Local Plan, but as this is only in the early stages of preparation, and whilst still a material consideration at the early stage, can only be attributed very limited weight.
69. Relevant national planning policy includes the National Planning Policy Framework (NPPF) (March 2012), National Planning Policy for Waste (2014) and the Planning Practice Guidance (PPG) on:
- Air Quality;
 - Environmental Impact Assessment;
 - Flood Risk and Coastal Change;
 - Minerals;
 - Natural Environment.
 - Noise;
 - Open space, sports and recreation facilities, public rights of way and local green space;
 - Travel plans, transport assessments and statements in decision-taking;
 - Waste; and
 - Water supply, wastewater and water quality

Consultations

70. The following provides a summary of the responses from statutory consultees: Full copies of the consultation responses are available on Public Access at: <http://publicaccess.buckscc.gov.uk/online-applications/applicationDetails.do?activeTab=consulteeComments&keyVal=O8E7HZDS03F00>
71. **Local Member Cllr Roger Reed:** The Local Member for New Denham has not formally commented on the application.
72. **SBDC District Planning Officer:** South Bucks District Council raise no objection to the application.
73. **Denham Parish Council:** No comments received.
74. **SBDC Environmental Health Officer:** SBDC's Environmental Health Officer has advised that the planning application should take the following matters into consideration; noise, vibration dust particulate and emissions to air, road maintenance, site traffic movements, odour, water runoff, lighting, land quality, soil testing of imported fill material, security and the impacts on ecology. All of these matters should be addressed in the Environmental Statement.
75. **National Planning Casework Unit:** Has no comments to make on the application.
76. **Jonathon Clark (Internal ROW):** Advises that the proposals in terms of public walking access are very positive. These include a number of permissive paths including routes circling the sailing lake, to the north-west of the sailing lake; and through the site in a north-south direction, past the rowing lake boat store and alongside the Rusholt Brook.

77. In addition, two new public footpaths are proposed; the first providing a solution to the dead-end footpath DEN/23/1, linking to Oxford Road, with a branch running around the eastern side of the rowing lake, eventually connecting the previously dead-end IVE /6/1 along Cherry Tree Lane and the A4007 (St John's Road /Slough Road); and the second providing a more convenient link to the A412 Southlands Road / Denham Road alongside the existing quarry access road.
78. A number of specific footpath comments have been made, including comments on the cycling potential the site and conditions are recommended as follows:
79. Access from the A412 Southlands Road: - Comments that the existing route of DEN/25/1 from the A412 roundabout is unpleasant, having been fenced-in for a number of years. The result is a path that becomes easily overgrown in summer and is a maintenance liability for the County Council. A proposed new footpath running alongside the vehicular access road would be provided. This would be more attractive, being unrestricted by fences and have a greater width along a more direct route. It could also benefit from being surfaced. Consistent with pre-application discussions there is a proposal to formally divert this part of DEN/25/1 from an alignment north of Southlands Manor and this can be achieved under s.257 of the Town and Country Planning Act 1990. In addition, it is suggested a new bitumen surface is provided to encourage non-car modes of access to the site and mitigate the impacts on local communities disrupted by the noise, visual intrusion and dust from the quarry.
80. Access from Cherry Tree Road to Oxford Road and DEN/23/1, including Knighton-Way Lane: - Comments that the proposed new footpath to the east of the rowing lake, connecting south to Cherry Tree Lane will provide a significant new connection in the strategic network and resolves two dead-end footpaths. In addition, it improves access to the site for pedestrians by linking to local bus stops. It is suggested that this is surfaced and upgraded to bridleway on land within the applicant's control.
81. A permissive footpath is proposed along the internal roads through the middle of the site, providing the public with an additional, convenient north-south connection.
82. Cycling access: - Overall, the proposed new routes would significantly improve strategic connectivity for walking in the area. However, the provision for cycling is excluded by the proposed status as public footpath which confers no legal right for cycling. It is suggested that all the new and existing public footpaths within the application site are upgraded to bridleway along a 4 metre wide corridor. Similar access on a permissive basis could be provided around the sailing Lake, targeted at families and children learning to cycle within a safe environment (see green line in Extract 8).
83. Conditions: - Requests that appropriate conditions be attached to the planning permission to ensure the diversion and upgrading of public footpath (DEN/25/1) to a bridleway and the construction of the new path between Knighton-Way Lane and Denham Road; and the creation of a public bridleway crossing the eastern side of the rowing lake, between Knighton-Way Lane and Cherry Tree Road.
84. **County Ecology Advisor: No Objection.** Advises that she agrees with the impact assessment that should the proposed habitat restoration be successful there will be no net loss of biodiversity compared with the consented restoration proposals, and potentially a net gain.

85. The purpose of the restoration has been extended to provide both biodiversity aims and new proposals to relocate the HOAC onto the site. She advises that the latter is welcome but should not result in a lower priority given to the restoration of the site for wildlife. She is concerned that there is a number of ways that the aims for the latter may result in the reduction of value of the site for biodiversity without a long-term commitment to its management. Accordingly, she is concerned that without a more thorough commitment to an effective restoration scheme, a successful net gain in biodiversity will not be reached.
86. The County Ecology Advisor accordingly recommends the inclusion of a condition requiring the submission of an Aftercare and Management Plan for ecology which should provide details of how the restoration will take place and when. There should be a detailed management plan drawn up for all the priority habitats to be created and managed and the aims need to be outcome based to reflect the quality of habitat that is required. Details of species to be planted and seed mixes need to be included as well as methods to establish the habitats and details of all management required. Monitoring should take place at appropriate timescales to review the success of the plan.
87. The County Ecology Advisor also comments in relation to the response by HS2 to the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) objection (detailed below) that there is mention of an Aftercare and Management Plan. This, it is advised, would set out management and performance objectives for five years. The County Ecology Advisor considers this timescale to be **inadequate**. She advises that the aim should be to manage the site for biodiversity in-perpetuity or at least for a much longer timescale, to ensure that the site reaches maturity and conforms to the priority habitat for woodland, grassland, peatland, etc. She further advises that careful management and iterative monitoring will be required for at least 25 years. She advises that although it is understandable that HS2 will not be in a position to conform to this timescale on the site, a legal commitment to implement the Aftercare and Management Plan by the landowners, i.e. Buckinghamshire County Council and/or HOAC as tenants, is required. In addition, the Plan should be put in place as soon as possible to allow an overview of the restoration itself.
88. **SBDC Historic Buildings Officer:** No comments received.
89. **Strategic Flood Management Team:** The Strategic Flood Management Team have no objections to the proposal subject to the inclusion of conditions relating to submission of a surface water management scheme based on sustainable drainage principles and a “whole-life” maintenance plan for the drainage system (e.g. a maintenance schedule for each drainage/SuDS component) following construction.
90. **RAF Northolt Safeguarding Consultee:** No comments received.
91. **Highways Development Management:** Highways Development Management has no objection subject to the inclusion of conditions relating to: the maximum number of HGV movements (as detailed above); the submission of details of car parking manoeuvring areas including overspill parking (as detailed above); the submission of details of measures to be taken to prevent the deposit of mud on the adjacent public highway; the submission of a Routing Management Plan; and submission of a Travel Plan Statement. It is also requested that informatives be included on the Planning Permission relating to the submission of HGV monitoring reports to demonstrate compliance with the requirements of the proposed conditions and details of the requirements of the parking and manoeuvring scheme.
92. **Highways England:** No comments received.

93. **Environment Agency:** Advise in relation to flood risk that the site lies within Flood Zone 1, 2 and 3 and that in accordance with the National Planning Policy Framework Paragraph 101, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It advises that it is for the local planning authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the National Planning Policy Framework. Notwithstanding that this is the case the Environment Agency otherwise advises that it has no objection on flood risk grounds and potential pollution of groundwater grounds subject to the following conditions requiring; that the development be undertaken in accordance with the submitted Flood Risk Assessment; submission of a scheme details relating to the storage of materials and other matters; the submission of details of any piling any other foundation designs using penetrative methods; submission of details of the diversion of the Rusholt Brook; submission of details of river planting for the Rusholt Brook; submission of a scheme for the disposal of foul and surface water; imposing a requirement for secondary containment for any facilities for the storage of oils and fuels which must have a minimum volume of containment equivalent to at least the capacity of the tank plus 10%; the submission of a site waste management plan; and the inclusions of informatives relating to foul drainage, and sewage effluent and Environmental Permitting

94. **Natural England:** Natural England has offered a number of comments under the following headings:

The Conservation of Habitats and Species Regulations 2010 (as amended) - Wildlife And Countryside Act 1981 (as amended):

95. No objection. Advise that the application is in close proximity to Kingcup Meadows and Oldhouse Wood Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified.

96. Natural England do however comment that the location of the “ecological lake” as part of the restoration close to one of the main activity areas isn’t ideal as this wouldn’t give any invertebrates or birds using the pond the space and time they would need to establish. Given the close proximity Natural England advise that it would be better if access wasn’t fully open to that area in order to keep it separate from the regular human activity elsewhere on site.

Other Advice:

97. Natural England expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on local sites, local landscape character and local or national biodiversity priority habitats and species.

Protected Species:

98. Natural England has not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species which should be applied.

Biodiversity Enhancements

99. Advise that the application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application.
100. **Jacobs, Landscape:** Jacobs have commented that the application is accompanied by an Environmental Statement which includes a 'Landscape and Visual Impact Assessment' the methodology for which is consistent with the Guidelines for Landscape and Visual Impact Assessment (Third edition) prepared by the Institute of Environmental Assessment and the Landscape Institute and includes a Zone of Theoretical Visibility (ZTV) and the extent of the visual envelope have been prepared to inform assessment.
101. The study concludes overall that the proposed development post completion of restoration (i.e. 2022 onwards) would generally lead to significant beneficial residual effects on:
- The Colne Valley Floodplain LCA – moderate beneficial;
 - View SE across New Denham Quarry from Footpath DEN/25/1 – minor beneficial increasing to moderate beneficial;
 - View SW along Footpath DEN 25/1 – moderate beneficial;
 - View SW from Knighton-Way Lane – moderate beneficial;
 - View SW/E and NE/W from Field Cottage – moderate beneficial.
102. During the operational phases significant effects are restricted to
- View SW along Footpath DEN 25/1 – moderate adverse 2017-21;
 - View SW from Knighton-Way Lane – moderate adverse 2017-21;
 - View SW along Footpath DEN 25/1 – moderate beneficial 2021-22;
 - View SW from Knighton-Way Lane – moderate beneficial 2021-22
 - View SW/E and NE/W from Field Cottage – minor beneficial
103. The study concludes that the proposal can be integrated into the local landscape without causing significant detriment to the landscape character, quality and visual amenity of the immediate locality and would not give rise to any cumulative impacts when combined with other developments. As such the proposed development and extended timescales are therefore compliant with both the National Planning Policy Framework and the Local Development Plans.
104. Jacobs advise that the approved restoration proposal for New Denham Quarry has been designed for a mix of uses for amenity, nature conservation and recreational after uses including potential for sailing and rowing, but does not include the siting or details of the proposed recreational facilities, in particular buildings and car parking. They advise that in landscape terms the restoration now proposed is broadly comparable to the concepts of the approved restoration proposal and therefore they consider that there are no substantial differences between schemes in terms of landscape character and that the proposals are consistent with the Strategy/Vision for the Landscape Character Area in which the site is located.
105. They do however consider that the facilities to be provided by the HOAC proposal include a number of urbanising elements, albeit they consider that the level of built

development proposed can be accepted within the site without significant detriment to landscape character and to the Colne Valley Regional Park.

106. Jacobs comment that the principal built elements of the proposed restoration including parking, are concentrated in the southern part of the site remote from residential properties. Highway access is taken from the existing site access to the A412 with a new road running southwards within the west boundary of the site.
107. Jacobs recommend that there is **no basis for objection** on the grounds of adverse landscape and/or visual effects, but advise that:
- i. The applicant should be asked to provide a Preliminary Tree Survey (PTS), an Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) in accordance with BS 5837 Trees in relation to demolition, design and construction' (BS5837).
 - iii. Referencing of images on AAP20 Soft Landscape Design Concept drawing should be corrected.
 - iv. The applicant should reconsider and amend locally the specification of surfacing materials in particular use of asphalt, in order to reduce urbanisation whilst delivering the required use characteristics.
 - v. The applicant should reconsider the provision of maintenance safety rails on buildings so as to improve visual aesthetics.
 - vi. The applicant should provide temporary perimeter bunding to reduce the significant adverse visual effects from Footpath DEN 25/1 and Knighton Way Lane in New Denham.
 - vii. In the event that planning permission is granted it would be appropriate to require the submission and agreement of the following through further submissions predetermination, or by Conditions requiring agreement pre-commencement:
 - Protection zones between all retained vegetation and the proposed excavations and stockpiles.
 - Addition to planting proposals of planting numbers/areas of planting blocks.
 - Hard and soft landscape specification. Plants should be of local provenance.
 - Phasing programme for hard and soft landscape works.
 - Details and specification of all fencing.
 - Detailed construction cross sections of lake edges to define water edge treatment appropriate for establishment of aquatic, marginal and emergent vegetation, for erosion protection and safety of site users.
 - An aftercare plan for a minimum of five years in all areas, setting out an establishment management and maintenance programme related to stated management and performance objectives for all new landscape works to be identified by landscape type and UK BAP Priority Habitats.
 - During the five-year aftercare period the replacement of all failed plants (irrespective of cause) in the planting season immediately following failure.
 - External finishes and colours for all buildings.
108. **Jacobs Forestry:** Jacobs **object** to the proposal due to the absence of the submission of the required tree assessments and therefore it is concluded that the impact of the development proposals on trees, hedges and woodlands cannot be assessed. The applicant should be asked to provide a Preliminary Tree Survey (PTS), an Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) in accordance with BS 5837 Trees in relation to demolition, design and construction'

(BS5837). In addition, they should provide a schedule of arboricultural works in accordance with BS3998:2010.

109. **Archaeology:** The County archaeologist advises that if planning permission is granted then it may harm the significance of a number of heritage assets including, early prehistoric artefacts, and the later medieval and post-medieval features and late prehistoric to post-medieval remains. Conditions should therefore be applied to ensure the developer secures appropriate investigation, recording, publication and archiving of the results in conformity with NPPF paragraph 141. These conditions should require; the undertaking of archaeological evaluation in form of trial trenching or pitting in accordance with a written scheme of investigation; the production of a Geoarchaeological Deposit Model to inform areas of high potential for Palaeolithic and Mesolithic/Neolithic sites in accordance with a written scheme of investigation; that where significant archaeological remains are confirmed, no development shall take place until the applicant has provided an appropriate methodology for their preservation in situ (including the four flint scatters within the development area which are already agreed to be preserved in situ); that where archaeological remains are recorded by evaluation and are not of sufficient significance to warrant preservation in situ, the implementation of a programme of archaeological work in accordance with a written scheme of investigation; and that the archaeological investigations should be undertaken by a professionally qualified archaeologist working to the agreed written schemes of investigation.
110. **London Heathrow Airport Safeguarding:** Have advised that they have **no objection** to the proposal subject to inclusion of a condition requiring the submission of a Renewable Energy Scheme to address the details of any wind turbines to be constructed in conjunction with the development,
111. **HS2 Safeguarding:** Have raised **no safeguarding objection** to the proposed development.
112. **Buckinghamshire and Milton Keynes Fire Authority:** The Fire Authority has not raised any objections to the proposal but has requested that the applicant's attention be drawn to a number of matters, relating to the provision of water supplies for fire fighting, access for fire service vehicles and details of fire prevention measures to be considered in the detailed design of the building on the site.

Representations

113. 28 letters of representation from local residents have been received, 27 objecting to the proposal, and one supporting it. In summary, the grounds for objection by local residents, which I have set out under a number of headings, are as follows:

Proximity to Nearby Residential Properties

- That the approved restoration scheme should require all club houses, jetties, car parking and access roads to be located in the middle of the quarry not adjacent to residential property as is now proposed;
- The layout plan is dictated by the fact that HOAC would initially only have access to the southern part of the site just 'over the fence' from local residents;
- The store and clubhouse is to be located only short distance from Watergate Farm on the southern tip of the rowing lake, almost as close as it can be to the property;

Amenity Impacts of Quarry Activities

- Work to quarry the enlarged lake will take 4 years from 2018 to 2022. Given the prevailing Westerly winds this means 4 years of noise and dust being blown towards New Denham;

Amenity Impacts of HOAC Activities

- When giving evidence to a Parliamentary Committee Mr Creak from HOAC stated that one possible location, Broadwater Lake had already been dismissed, "because the kids were too noisy". HOACs current site is located next to a gravel and concrete crushing facility, a waste transfer skip business, a train line and a fuel depot so their noise impact is mitigated and in keeping with surrounding activity;
- As well as sailing, canoeing, rafting, dragon boat racing and rowing HOAC is proposing a high wire activity centre, which when attended recently was very noisy and audible over a distance;
- HOAC quote something around 300 children being on site during any given day. This figure is likely to rise due to demand. They also hold regular parties on their current site;
- Because the work on the proposed site has to commence prior to the completion of the mineral extraction and withdrawal by the quarry operator, Summerleaze, decisions as to where buildings, facilities and activities are to located are being based on achieving a quick build, in order to vacate the existing HOAC site to allow its redevelopment;
- The amount and type of activities that are planned for the site will significantly impact the existing residential environment in both visual and aural aspects. 40,000 annual visitors will have a detrimental impact in terms of noise, dust and vehicle traffic;
- Transforming a current outlook of fields, trees and wildlife to 25,000 square feet of buildings, staff accommodation, a campsite, a high wire park, a car park with coach parking, workshops, boat stores, rowing club house, petrol stores and an estimated 40,000 plus visitors a year is not acceptable at the end of a residential street;

Screening

- Local residents have had to put up with an unsightly earth bund during the existing gravel extraction; which they do not wish now to become permanent;

Phasing

- Objection is raised to the fact that HS2 are trying to move HOAC onto the site before Summerleaze have finished quarrying activities;

Reduction of Buffer Zone

- HOAC have said they require a minimum 45 acre lake, which is approximately twice that provided for in the current restoration plan. To achieve this HS2 are applying to remove the existing exclusion zone protecting New Denham;
- A 200 metre exclusion zone was specified for New Denham in the Minerals Local Plan for Buckinghamshire January 1995 and additionally in the Buckinghamshire Minerals & Waste Local Plan 2004-16 which requires an earth bund within the working area which Summerleaze have provided. HS2

are applying to remove this protection and want to work just 35 metres from houses on Knighton Way;

- Construction will take at least 4 years to complete, doubling the size of the original agreed quarry area, with deep mechanical digging into ground 35 meters away from residential properties; when previously a 200m buffer zone was established due to risk of subsidence and noise and dust impacts on local residents;

Impact on Aviation Safeguarding

- The flight path in and out of RAF Northolt passes directly over Denham Quarry as does Helicopter route H10. This new proposal almost doubles the area of the sailing lake from 25 acres to 45 acres. There appears to be a significant difference of opinion between the original Summerleaze appointed experts and those commissioned by HS2 as to the impact of the proposal;

Child Safety

- It is planned to locate high level activity in a 90 metre wide area between two sets of high voltage power wires. HOAC/HS2 are happy that 15 metres is sufficient distance from 400,000 volt cables for a high level activity. The fact that HOAC would not have full access to the site during the construction phase is compromising their plans and in this instance endangering the health of children;

Development in the Flood Plain

- The whole of the southern area of the site designated for buildings and parking on the application lies on a flood plain. The environmental agency recently upgraded their predictions to the point where nearby properties can no longer obtain insurance against flooding;

Privacy

- A new footpath is proposed running adjacent to nearby houses that would impact on significantly on privacy. A more suitable route would be to have the path run due east from Cherry Tree Lane before turning north west to meet the proposed path around the rowing lake. This would only require one foot bridge, rather than two and could make use of existing hedgerows for screening;

Impact on Wildlife

- The proposed HOAC plans require a lake around twice the size of the one intended and approved as part of the original change of use for this land, reducing the area reserved for general wildlife;

Absence of Benefits to Local Residents

- Residents of New Denham do not benefit from Hillingdon Borough services such as rail cards, Hillingdon First Parking cards and access to the Harefield waste site. Why should local residents therefore have to put up with the site being ear-marked for the relocation of HOAC?

Countryside Access to Local Residents

- In relation to access, the existing gravel pits were 'sold' to the local community on the basis that it would have complete access to a new country park. With the new proposals from HOAC access will be limited;
- It is understood that the original agreement for the Quarry to go ahead was based on the area being turned into a nature reserve when Summerleaze had finished their extraction. This is in total contrast to a proposed high volume activity centre in a quiet residential area, with a lake over double the size of the original nature reserve plans;

Traffic, Access and Car Parking

- The traffic in the area is already very heavy and this plan would indeed cause a huge impact on the local community and the M40 intersection; should it be approved;
- The proposed plans show possible cycling routes down Newtown Road and an emergency access via Newtown Road neither of which have been thought through. The road is residential, space is constrained and not suitable for cycling. The emergency access via Newtown Road was not in any of the plans presented by HS2 at the public meeting; and
- Knighton Way Lane is a private road where there already issues with people illegally parking. There are double yellow line markings at the entrance to the lane that Buckinghamshire County Council have not been maintained for many years. The proposal will add to the illegal parking problems as visitors seek "free parking" or use of the lane as an overflow if the activity centre car park is full.

114. The one representation of support from a local resident expresses welcomes the proposal to become a local sports/leisure facility, on the basis that it will ensure that the site is used productively and will enhance the visual amenity of the area;

115. In addition, a letter of representation has been received from the Colne Valley Park Community Interest Company (CIC) supporting the development. This in summary makes the following points:

- That it is important that the HOAC facility is retained within the Colne Valley Regional Park, which can only be achieved through relocation. The relocation to the site in New Denham will provide benefit for existing users and will be in a more accessible location than the current site. The re-location will also create a benefit for Buckinghamshire and Buckinghamshire residents;
- The CIC supports the opportunities that are being taken as part of this planning application to create additional benefit in line with the 6 objectives of the Colne Valley Park, including the new Public Right of Way to link Footpath Den 22 and Footpath Den 23 to Footpath IVE6. This will create an important link in the network of footpaths and bridleways in the Colne Valley Park for the benefit of Buckinghamshire residents and visitors to the area;
- The CIC also supports the proposed biodiversity enhancements but would wish to see a specific condition attached the Planning Permission to ensure that the site will be managed for biodiversity in the future. This should include the Rusholt Brook, lake margins, woodland, grassland areas and the 'ecological lake'; and
- The CIC notes that's there will be some loss of grade 3a and 3b agricultural land which is in conflict with the Colne Valley Park 'rural economy' objective. However, on balance the CIC believes that the gains in support of the Colne

Valley Park 'recreation' and 'biodiversity' objectives along with the opportunities for 'community participation' with the new facility will outweigh this.

116. A further letter, making an objection has also been received from the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT). The primary basis for the objection it is stated is that the proposal in its current form does not show evidence of achieving a net gain in biodiversity as required by the National Planning Policy Framework (NPPF). The letter refers to the previous advice given in the BBOWT response to the original Scoping Opinion request submitted by HS2 on behalf of the applicant, but also offers the following additional comments.
117. BBOWT welcomes HS2's acceptance of the principal that the development must achieve a net gain in biodiversity relative to the existing proposed restoration plan;
118. It welcomes the much increased detail in the application relative to the Scoping Opinion and the commitment to create priority habitat. Nevertheless, despite these improvements, it does not consider the application has currently done enough to achieve a net gain in biodiversity relative to the existing proposed restoration plan. In this respect BBOWT makes the following points:
 - a) BBOWT is content with the proposal to compensate for the reduction in wet woodland by increased amounts of species-rich grassland but only if the species-rich grassland is created and managed so as to achieve a quality sufficient for it to become priority habitat;
 - b) BBOWT welcomes the retention of a peat placement area. There is potential for this to develop into a species-rich priority habitat with appropriate management. It advises that an Ecological Management Plan will be needed and must show how this will be managed in the long-term to create species-rich habitat;
 - c) It comments that the emergent vegetation in the Rowing Lake for the approved restoration scheme was considerably wider than that in the now proposed development. The emergent vegetation also appears to have been lost entirely from the Sailing Lake and the Ecological Lake. BBOWT comment that the application indicates no change in the area of emergent vegetation. But it also comments it is not clear why its width has been narrowed in the Rowing Lake and why it has been removed almost completely from the Ecological Lake. It advises that this can be resolved by significantly increasing the area of emergent vegetation in all three of the lakes;
 - d) It comments that the shape of the conservation lake has changed such that the boundary/area ratio appears to have decreased (e.g. the shores are less sinuous). It further comments that although this may not be the intention it considers that a more sinuous shore would be beneficial. It advises that much more detail is needed of the habitats/cross-section/planting and management of the lake as the larger lakes appear to be of less biodiversity value with the reduction in emergent vegetation so that the biodiversity value of the conservation lake becomes more critical;
 - e) BBOWT does not consider that the suggestion that a net gain is achieved has properly taken account of the likely increased levels of disturbance relative to the proposed restoration plan e.g. in terms of noise, trampling, lighting etc;
 - f) BBOWT considers that whilst the proposal contained in the application to create a significant area of species-rich grassland is welcome it does not consider the species-mix appropriate. It advises that the proposed mix is

highly unlikely to achieve a priority habitat in a reasonable time. It advises that a Meadow Mixture for Loamy Soils would be appropriate, if compatible with the soil type on site.

119. BBOWT advises that resolution of the above issues should go some way to addressing the shortfall in biodiversity units when compared with the approved restoration plan, but it believes that further changes will be necessary for the application to satisfy the net gain requirements of the NPPF. It makes the following suggestions as possible solutions:
- a) Improvements to the provision of tussocky grassland on site. This should be much more species rich whilst still providing the anticipated structure by using, instead of the mixture suggested, a mix which includes flowers that are able to grow in ungrazed grassland e.g. a Tussock Mixture; and
 - b) By seeking off-site compensation. One possible location for this, BBOWT suggest, would be the neighbouring proposed northern extension to the existing quarry. This is currently proposed with restoration to agricultural use. BBOWT advise that if it was to be a nature conservation restoration then this would seem a possible way forward to compensate for the impact of the proposed development in the current proposal and achieve a net gain within the area surrounding that impacted by the application.

Discussion

Introduction

120. The Committee will see from the details of the application, consultations responses and representations outlined above that there is has been a degree of objection to the proposal from local residents in and around New Denham, and specifically from the area of Knighton Way Lane and adjacent roads to the east of the site and from some of the occupiers of properties to the south of the site. There is also an objection the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust.
121. Whilst the representations have raised a number of objections to the proposal in relation to the amenity and environmental impacts of the proposal, other than the comments from Jacobs in relation to trees, none of the technical statutory consultees has offered any objections to the application either on technical grounds, inadequacy of the submitted information or on the basis that the application is contrary to policy.
122. Whilst I have comments to make in relation to number of the environmental issues raised by objectors, and I have undertaken a number of visits to the site to assess these I consider, based on the responses of the technical statutory consultees, that there are no overriding environmental impacts that cannot be overcome and which cannot, if necessary, be addressed by condition so as to warrant refusal of planning permission.
123. On this basis, I shall first consider the environmental impacts of the proposal, starting with landscape and visual impact and then turn to the need related issues. I do not propose to deal with all the environmental impacts in detail as these addressed in the comments of technical consultees, but there are nevertheless a number of issues that arise from the responses from both consultees and objectors on which I will comment.

Landscape and Visual Impact

124. As detailed above a full Landscape and Visual Impact Assessment (LVIA) has been carried out and is included in the Environmental Statement submitted with the

application and allows an assessment against relevant planning policy which includes the Buckinghamshire Minerals and Waste Core Strategy (MWCS) (2012) Policy SO10 - Protecting and Enhancing the Environment, Policy CS18 - Protection of Environmental Assets of National Importance, Policy CS19 - Protection of Environmental Assets of Local Importance, Policy CS23 - Enhancement of the Environment; the South Bucks District Local Plan (SBDLP) (1999): Policy EP4 - Landscaping and the NPPF and NPPW.

125. The application and the accompanying assessment identify that the proposal requires:
- a substantial revision to the approved restoration scheme under the existing planning permissions for the New Denham Quarry;
 - an extension of the extraction area of the quarry (where mineral extraction is in progress under planning permissions granted in 2007, and in 2013 and 2014 for extensions); and
 - an extension of the associated on-site processing of sand and gravel.
126. The proposed development would include the formation of a larger lake than is to be provided under the approved restoration scheme and the provision of facilities for both water and land based activities. These would include sailing, windsurfing, canoeing, caving, a giant swing, low and high ropes courses, archery, orienteering and camping. Site access would be provided from the existing quarry site access road. The buildings proposed include a club house, boat store, office seasonal staff accommodation, camping facilities including two toilet blocks and an accessible toilet. Additionally, 13 small shelters would be erected across the site. Car parks would also be provided.
127. The assessment identifies the land on the site as comprising a series of narrow low lying small fields with little topographic change that where this is not currently being quarried, is used mainly for grazing. Hedgerows and trees mark some of the field boundaries.
128. The proposal includes the incidental mineral working of an additional area of tenanted agricultural land contiguous with and immediately to the north east of the existing quarry. The proposed restoration of the extended area of extraction would be to a sailing lake and amenity land. A revised sand and gravel extraction phasing programme would be introduced moving progressively north from the area to the south of Field Cottage with the final phase extending into the area to the west of New Denham which is outside the existing permitted scheme.
129. It is proposed to process the extracted minerals at the existing washing and grading plant operated under the existing planning permission and to retain the concrete batching plant which would continue to use the minerals extracted from the extended quarry. The applicant has advised a proposed period of extraction of 1.5 years which would extend the permitted life of the quarry and plant site and put back completion of restoration from June 2021 to June 2022. The additional period of disturbance within the landscape would therefore be limited. Following the approval of Planning Application Ref. CM/23/16 for the northern extension of the quarry, at the January 2017 Development Control Committee, the period of extraction and full restoration in the wider area would be further increased to December 2028, although this will require an amendment of Planning Permission Ref. CM/23/16.
130. The assessment identifies that the application site lies within the Green Belt and the Colne Valley Regional Park. It falls within the Colne Valley Landscape Character Area (LCA) identified by identified by the South Bucks District Landscape Character

Assessment, which describes the area open, flat, low lying floodplain, dominated by rough grazing and rough pasture, with some interspersed fields of arable and paddocks with an extensive network of hedgerows delineating field boundaries. This is interrupted by several major roads and lines of pylons. The site of the proposed development and its immediate environs are consistent with this description. The application area abuts the administrative boundary with London Borough of Hillingdon.

131. Jacobs have provided detailed comments of the Landscape Visual Impact Assessment which I have set out above. They are satisfied that the methodology applied in undertaking the assessment is consistent with the Guidelines for Landscape and Visual Impact Assessment (Third edition) prepared by the Institute of Environmental Assessment and the Landscape Institute.
132. The appraisal provides an assessment of the effects of the proposal on the landscape character of the locality and the effects on the surrounding visual receptors. It considers effects up to a distance of 1.5km from the application site, during working, restoration and post restoration in the following periods: Phase 1 2017-18; Phase 2 2018-21; Phase 3 2012-22; and Post 2022 (at 1, 15 and 60 years).
133. The cumulative impacts of the possible addition of further extraction under CM/23/16 is also considered.
134. As detailed above Jacobs consider that the proposed development post completion of restoration (i.e. 2022 onwards) would generally lead to significant beneficial residual effects.
135. The study concludes that the proposal can be integrated into the local landscape without causing significant detriment to the landscape character, quality and visual amenity of the immediate locality and would not give rise to any cumulative impacts when combined with other developments.
136. As I have set out above Jacobs advise that they consider the overall level of detail and coverage contained in the Landscape Character and Visual Impact Assessment Report to be proportionate and appropriate, and that the assessment and magnitude of landscape and visual effects consequent on the proposal would appear to be reasonable and they recommend that there is no basis for objection on the grounds of adverse landscape and/or visual effects, subject to the detailed recommendations set out above, particularly in relation to the detailed design of the built elements of the scheme.
137. As summarised above there have been concerns expressed by some local residents about the impact on the outlook from residential properties to the east and south of the site. Jacobs advise that the assessment recognises that properties to the east of site, particularly along Knighton-Way Lane will suffer a short-term moderate adverse visual impacts during the mineral extraction phase in the period 2017-21, but that thereafter the impact is likely to be beneficial.
138. As a short term measure Jacobs have advised that the applicant should provide temporary perimeter bunding to reduce the significant adverse visual effects from Footpath DEN 25/1 and Knighton Way Lane in New Denham. I would agree with this conclusion, which can be addressed by way of appropriate condition.
139. Jacobs, in relation to landscape and trees, have also advised that the applicant be asked to submit a Preliminary Tree Survey (PTS), an Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP). The applicant was asked to respond to this, and has done so, but stated that there are only a very limited number

of trees within the redline boundary of the site and the issue has been addressed through the ecology chapter of the Environmental Statement. This identifies that the site predominantly comprises active quarry, poor semi-improved grassland, improved grassland and standing water. It identifies that there are limited areas of scattered scrub and broadleaved semi-natural woodland found along the south-west and eastern boundaries of the site bordering the watercourses, and that there are hedgerows with trees present in the north-east of the site. The assessment identifies that the areas of woodland are to be retained and that the provision of a new public footpath around the eastern perimeter of the existing lake to link footpath DEN/23/1 with footpath IVE/6/1 will not impact upon the two woodland areas. As such, construction of the proposed development would not result in significant effects on these areas.

140. On this basis, I am minded to accept response of the applicant, although as a precautionary measure, I would recommend that a condition be included in the grant of planning permission relating to the submission of the Tree Protection Plan to ensure the safeguarding of trees and hedges on the site. Some details have been included in the submitted in the Construction and Environment Management Plan, but notwithstanding this more specific details are required in relation to individual trees and hedges.
141. In conclusion and notwithstanding Jacobs comments in relation to the need for the submission of a Preliminary Tree Survey (PTS), and Arboricultural Impact Assessment (AIA), and subject to the inclusion of appropriate conditions to address Jacobs other detailed comments, I consider that the proposal is acceptable on landscape and visual impact grounds and in relation to the protection and retention of key natural landscape features including tree and hedges and can be considered to complaint with the Buckinghamshire Minerals and Waste Local Plan (MWLP) (2006), Policy 31 - Restoration and Aftercare; the Buckinghamshire Minerals and Waste Core Strategy (MWCS) (2012) Policy SO10 - Protecting and Enhancing the Environment, Policy CS18 - Protection of Environmental Assets of National Importance, Policy CS19 - Protection of Environmental Assets of Local Importance, Policy CS23 - Enhancement of the Environment; the South Bucks District Local Plan (SBDLP) (1999): Policy EP4 - Landscaping and the NPPF and NPPW.

Green Belt

142. Consideration must be given to whether the proposed development is 'appropriate development' in the Green Belt in the context of national and local planning policy and guidance. Great importance is placed on protecting Green Belt and substantial weight should be attached to any harm to the Green Belt. The key aspect of national Green Belt policy is the need to protect the Green Belt from inappropriate development thereby only allowing development to proceed if very special circumstances have been demonstrated that outweigh any harm to the Green Belt.
143. Paragraph 79 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. Paragraph 80 of the NPPF sets out how the Green Belt serves five purposes:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and

- to assist urban regeneration, by encouraging the recycling of derelict and other urban land.
144. Paragraph 81 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
145. Paragraph 89 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt.
146. Paragraph 90 states that certain other forms of development are also appropriate in Green Belt provided they preserve the openness of the Green Belt. This includes 'mineral extraction'. The MWCS Policy CS20 also supports mineral extraction in the Green Belt as long as the development complies with other policies of the Development Plan. This includes the requirement for the restoration of the land to an approved standard.
147. The whole of the South Bucks District in which the application site is located, lies within the Metropolitan Green Belt and is characterised by a dispersed settlement pattern. The Metropolitan Green Belt serves to protect the countryside in South Bucks from inappropriate development, helping to retain its open and undeveloped character.
148. Core Strategy Policy GB1 (Green Belt Boundaries and the Control over Development) supports the policy position in the NPPF in that planning permission will not be granted for development in the Green Belt other than for certain exceptions including the construction of new buildings or extensions to existing buildings for essential facilities for outdoor sport, outdoor recreation or outdoor leisure and mineral working and subsequent restoration of the land.
149. Policy GB1 states further that development falling into the categories listed above will only be permitted where:
- the proposal would not adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and would be in accordance with EP3 (Use, Design and Layout of Development);
 - the scale, height, layout, siting, form, design and materials of any new building would not adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and the proposal would be in accordance with Policy EP3;
 - proposals for extensions to existing buildings would harmonise with the scale, height and form and design of the original building; and
 - the proposal would comply with all other relevant policies in this Plan.
150. I consider that the identified purposes of the Green Belt will not be materially altered by the proposed development. The development will not result in any significant encroachment into the countryside and will not compromise the purpose of preventing towns from merging or result in unrestricted sprawl of the built area. In addition, there is no impact on the setting or character of any historic town. The proposed activity centre development will utilise land previously impacted by mineral extraction and restoration activities to provide appropriate facilities for outdoor

recreation and sport which are considered under the NPPF to be appropriate development in the Green Belt.

151. Furthermore, I consider that the proposed buildings support the approved indicative afteruse of the site as a recreational facility within the Green Belt and confirm this use.
152. The layout of the site has been designed to maximise and maintain the open areas to ensure that the openness of the Green Belt is preserved. The proposed buildings are small in number, scale, height and massing and are integrated within the landscaping scheme to ensure that the openness of the site is maintained.
153. The proposed buildings are one storey in height and once the planting has matured will not be visible from New Denham. Views of the site from further afield are also well screened and any development on the site will not be visible at a distance.
154. The mineral extraction proposals will not introduce new or uncharacteristic features into the landscape, because the machinery, fencing, lighting, site accommodation and type of activity involved will be similar to that already in permitted use on the quarry. The Landscape Assessment in the ES also shows that there will be moderate, permanent, beneficial impacts due to the enhancement of key landscape characteristics.
155. It should be noted that there have been no objections from either statutory consultees or in the form of third party representations on ground impact on the Green Belt or Green Belt planning policy
156. It is clear that the additional mineral extraction is solely to achieve the creation of a water body suitable for the recreational activities proposed and the importation of inert fill material is intended primarily to enable restoration of the mineral extraction voids and will enable the return of the land to recreational use, thereby maintaining a use that is entirely consistent with the purposes of the Green Belt.
157. Paragraph 88 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
158. I considered that the proposed development for the reasons I have set above would not be inappropriate development in the Green Belt and would not materially affect its openness. I therefore consider unnecessary to demonstrate to have to demonstrate very special circumstances to justify the development.
159. I am satisfied that the applicant has demonstrated that the proposed development is in compliance with both National and Local Green Belt policy and I consider that it does not cause harm to the Green Belt either through harm to the openness of the Green Belt or the purposes of including that land within the Green Belt and, in any event, can be justified by 'very special circumstances'.
160. While I consider that the proposal accords with Green Belt policy the proposal being presented, should it be approved, would enable an existing community facility, which may otherwise be extinguished if HS2 goes ahead, to remain operational by relocating to this site.

161. The proposed development is located on land that has been developed for mineral extraction and involves the provision of appropriate facilities for outdoor sport and recreation. Both are 'appropriate' forms of development under Green Belt policy.
162. Furthermore, the design and layout of the site is considered to have taken into account a number of site constraints and preserved, through layout and building scale, the openness of the Green Belt as much as possible.

Ecology

163. A detailed ecological assessment has been carried out and is included in the Environmental Statement (ES).
164. This identifies that the site is not subject to any statutory or non-statutory nature conservation designations. However, non-statutory sites considered as part of this application include: Southlands Manor Local Wildlife Site (within 40m of the site); the River Colne which is designated as a Site of Metropolitan Importance for Nature Conservation (SMI) and is located directly adjacent to the eastern boundary of the site; and Uxbridge Moor SMI. The Rusholt Brook, a main river also crosses the site.
165. Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Furthermore, Paragraph 118 of the NPPF makes clear that planning applications which conserve and enhance biodiversity should be supported.
166. The site is located in the Colne Valley Regional Park which under the Minerals and Waste Core (MWCS) Strategy Policy CS19 is recognised as an environmental asset of local importance. The application states that the design of the scheme has specifically taken cogniscense of the biodiversity and landscape that would have been provided under the existing approved restoration scheme and sought to maximise and reflect this in the masterplan of the site and therefore promote the biodiversity and landscape objectives for the CVRP set out in MWCS Policy CS19.
167. The site is Under MWCS Policies 9 and CS23 proposals for minerals and waste development must incorporate measures to demonstrate, as appropriate how any existing biodiversity habitats will be enhanced and opportunities will be taken to increase biodiversity and contribute to wildlife corridors (both on-site and/ or off-site), consistent with Biodiversity Action Plan targets and taking into account the priorities of the nearest Biodiversity Opportunity Areas.
168. The application states that the proposed development will accord with these policies in that it will provide an area of outdoor activities with associated habitats and open spaces. It will also allow and accommodate the needs of HOAC to continue to operate and function thereby maintaining local economic prosperity. The submitted scheme is intended to add to the approved restoration scheme to restore land that will or has been disturbed by quarrying to create a green open space and three lakes of various sizes for outdoor sport and recreation which will also enhance biodiversity and the natural environment in accordance with policy. Existing vegetation has been retained where possible and new habitat created.
169. The ecological chapter contained in the Environmental Statement (ES) reviews the relative ecological value of the proposed development against the existing restoration scheme and whether this can still be achieved and particularly the proposed habitats which have the potential to establish as habitats of principal importance. Those relevant to both schemes and considered as part of the assessment are broadleaved

woodland, wet woodland, tall emergent vegetation (including reedbed), wildflower grassland and hedgerow. The remaining habitats include willow woodland for biomass production, standing water, tussocky grassland and stream habitat (buffer strip) which, in the context of the proposed development, are not considered likely to establish as habitats of principal importance.

170. In terms of habitats of principal importance the extent of wildflower grassland provided in the proposed development would be 9.6ha more than the approved restoration scheme. The amount of broadleaved woodland provided by the proposed development is also 2.2ha more than the approved restoration scheme and it will also provide 497m of additional hedgerow.
171. The existing grassland and woodland habitats along the River Colne and Alder Bourne would also be retained and there are also areas of woodland and tussocky grassland creation, in addition to the stream habitat, along the diverted Rusholt Brook.
172. Overall, the proposed development is intended to provide a similar habitat composition as the approved restoration scheme, although the extent of the habitats provided are different in some cases. In terms of those habitats with potential to establish as habitats of principal importance, in total approximately 10.5ha of additional habitat will be provided by the proposed development in addition to 497m of extra hedgerow with the intention of creating a net gain in biodiversity overall in comparison with the approved restoration scheme.
173. In terms of the assessed impacts of the development the Environmental Statement identifies that key impacts are likely to arise from the rowing storage facility and associated parking at the southern end of the lake may require the loss of a single tree with moderate potential to support roosting bats. The construction works associated with the diversion of Rusholt Brook in the north of the site may also lead to the loss of one or more trees with potential to support bat roosts. It is assumed, therefore, that a small number of trees with potential to support roosting bats will be lost as a result of construction of the proposed development.
174. The removal of hedgerows from the north of the site would result in temporary disturbance of foraging and commuting activity of the bats, and the minor loss of trees could potentially result in the permanent loss of roosts, although it is thought likely that any bats affected would readily use new or alternative roosts within the retained habitats on-site, particularly the tree-lined and wooded watercourses that border the eastern and south-western site boundaries.
175. The potential presence of a maternity roost in the small number of trees to be removed for construction cannot be ruled out. Without mitigation, these impacts could result in a permanent adverse effect. As part of the precautionary assessment, it is assumed that there would be a permanent adverse effect on the conservation status of the bat species that is significant at up to the county/metropolitan level.
176. Construction of the proposed development will result in the loss of approximately 25ha of rough grassland habitat that may reduce foraging and sheltering opportunities required to maintain viable populations of reptiles assumed to be present at the site. Without mitigation, these impacts could result in a permanent adverse effect on the conservation status of the species that make up the reptile assemblage that is significant at up to the district/borough level.
177. On a precautionary basis, the exposed gravel habitat within the quarry is assumed to be used by a single pair of little ringed plover which will be lost due to construction of

the proposed development. The conservation status of little ringed plover is dependent on areas of exposed gravel to provide suitable nesting habitat. The loss of a breeding pair would result in a permanent adverse effect on the conservation status of little ringed plover that is significant at the district/borough level.

178. The presence of nest sites along suitable watercourses and the extent of available feeding perches are important to the conservation status of kingfisher. The River Colne and Alder Bourne and associated trees and woodland are to be unaffected by the construction of the proposed development and are at a sufficient distance to limit the potential effects of disturbance. Therefore, it is considered that there will be no significant adverse effects on the conservation status of kingfisher.
179. The presence of suitable nest sites in trees or undisturbed buildings adjacent to suitable foraging habitat is important to the conservation status of barn owls. Construction of the proposed development will result in the loss of approximately half of the suitable foraging habitat for the barn owl pair assumed to be using the site. Although there will be temporary loss of foraging habitat, it is considered that sufficient foraging habitat in the area will remain and mature trees and woodland along the southern and eastern site boundary are to be retained. As such, it is considered that there will be no significant adverse effects on the conservation status of barn owl.
180. The construction of the proposed development will result in disturbance to the breeding bird assemblage and the loss of areas of breeding bird habitat, notably grassland, hedgerows and potentially a small number of trees. However, given there will be limited loss of trees, the abundance of alternative nesting opportunities in the surrounding area and the retained trees and woodland habitat on-site, it is considered unlikely that there will be a significant adverse effect on the conservation status of the species within the breeding bird assemblage.
181. Construction of the proposed development will result in the loss of habitats, such as rough grassland, hedgerows and exposed gravel that are likely to support the terrestrial invertebrate assemblage assumed to be present at the site. However, it is considered that the assemblage is likely to comprise relatively low numbers given the limited suitable habitat at the site. Furthermore, suitable habitats such as grassland and woodland along the eastern and south-western boundaries are to be retained, and there is an abundance of more suitable habitats in surrounding land, such as the habitats within Little Britain SMI. Therefore, it is considered that there would be no significant adverse effects on the conservation status of the species within the assumed terrestrial invertebrate assemblage.
182. The River Colne and the Alder Bourne, which are assumed to support populations of otter and water vole, will not be directly affected by the construction of the proposed development, and the riparian vegetation bordering these watercourses is to be retained. Furthermore, the lake in the south-west of the site and the woodland habitat bordering its western and southern edge are to be unaffected by construction. The landscape works required along the eastern edge of the lake in the east of the site could result in the temporary disturbance of foraging activity of the assumed otter and water vole populations at the site. However, it is considered that this would not lead to significant adverse effects on the conservation status of the otter and water vole populations assumed to be using the watercourses and existing wetland habitats at the site.
183. To address these likely impacts the Assessment identifies that the proposed mitigation, compensation and enhancement measures will reduce the effects to a level that is not significant, except for the loss of little ringed plover habitat resulting in

a permanent adverse effect on the population. This is because the provision of compensatory habitat for this species, such as gravel islands, could not be incorporated into the design of the proposed development because it could encourage nesting wildfowl and gulls and which would be in contravention of the long-term bird management plan that is in operation at the site. However, Little ringed plovers breed on areas of newly worked gravel, and as such are adapted to move to new areas of habitat as they become available.

184. The assessment identifies that that there is no additional need for any avoidance and mitigation measures as part of the design of the operational stage of the proposed development.
185. In terms of its overall conclusions the assessment concludes that there will no significant effects are expected on any of the statutory or non-statutory designated sites relevant to the site due to the operation of the proposed development.
186. No significant effects are expected on any of the habitats present at the site due to the operation of the proposed development.
187. The assessment concludes that the use of the site as a recreational facility will result in noise and visual disturbance due to people using the site and vehicle movements along the access road that runs along the western periphery of the site down to the southern edge of the proposed sailing lake. The species group most likely to be affected by such disturbance is birds, both during the breeding season and in winter. However, due to the requirement for bird scaring activities at this site to reduce risks to low aircraft, it is considered that the additional disturbance effect would be minimal. Therefore, it is concluded that there would be no significant effect on the conservation status of any of the species present at the site. The assessment has considered the potential cumulative operational effects on ecology of the proposed development and other committed or potential future developments. It is concluded that no significant cumulative effects are likely.
188. No mitigation is required as no significant effects on ecological receptors, as a consequence of the operation of the proposed development, have been identified.
189. Notwithstanding the above conclusions, the representations received from local residents and the responses received from statutory consultees raise concerns about the impact on biodiversity and ecology as I have set out above. These raise concerns about the reduced area for wildlife, and in particular that the proposed restoration works do not do sufficient to achieve a net gain in biodiversity relative to the existing proposed restoration plan. The issue has been highlighted by the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust and the County Ecology Advisor and Natural England have in addition advised that the application should incorporate features into the design which are beneficial to wildlife and to enhance the biodiversity of the site, in accordance with Paragraph 118 of the NPPF.
190. Both BBOWT and the County Ecology Advisor have advised that changes should be made to proposed scheme, to address their concerns about the inadequacy of the current scheme, with the County Ecology Advisor advising that these can be secured through the adoption of a suitable Management and Aftercare Plan, which can be addressed by inclusion of appropriately worded condition.
191. As I have set out above HS2 have responded to objection from BBOWT with the offer to provide prepare a Management Aftercare Plan as recommended by the County Ecology Advisor, although as County Ecology Advisor recommends this this would

need to cover a period longer than five years. This can be incorporated in the condition requiring the submission of the Aftercare and Management Plan.

192. In view of the advice from consultees, and the recommendation that the concerns about the level of habitat enhancement can be addressed through the inclusion of an appropriate condition requiring the submission of an Aftercare and Management Plan, I consider that the proposal is in compliance with relevant development plan and national planning policy, i.e. the Buckinghamshire Minerals and Waste Local Plan (MWLP) (2006), Policy 31 - Restoration and Aftercare; the Buckinghamshire Minerals and Waste Core Strategy (MWCS) (2012) Policy SO10 - Protecting and Enhancing the Environment, Policy CS18 - Protection of Environmental Assets of National Importance, Policy CS19 - Protection of Environmental Assets of Local Importance, Policy CS23 - Enhancement of the Environment; and the NPPF and NPPW.
193. I also consider that the County Council can ensure compliance with its obligation under s40 of the Natural Environment and Rural Communities Act 2006, with the inclusion of a condition requiring the submission and approval of a Management and Restoration plan to ensure a net gain for biodiversity

Access and Traffic

194. As detailed above the applicant has undertaken a Transport Assessment (TA) to assess the potential traffic generation of the site during each of the stages of the development, and the resultant impact it would have on the surrounding highway network. Further details are set out above in the comments of the County Council's Highways Development Management team. Also, as detailed above there have been concerns expressed by objectors in relation to traffic car parking and access issues.
195. As I have detailed above, Quarter 2 of 2017 would generate the highest number of movements during the construction phase, with a maximum of 500 daily HGV movements (two-way) and 90 vehicle movements (two-way). The Highway Authority have not raised any concerns about the levels of traffic generated and the impact on the local road network and are satisfied that the number of daily HGV movements into and out of the site can be restricted by condition. They have also requested that the number of HGV's during the hours of 08:00 – 09:00 and 17:00 – 18:00 is limited by condition to no more than 50 HGV movements (25 in, 25 out) in either of the peak hours. This is to ensure that significantly more vehicle movements do not occur during the network peak hours, which could lead to a detrimental impact on the highway network.
196. In relation to traffic distribution of construction vehicles during Stage 1 it is envisaged that material would be imported from and exported to quarry locations along the M40 and M4 corridor and around the M25, and it is therefore logical that the majority of vehicles would route from/to the site via the strategic network on to the M40. The Highway Authority are satisfied that this would be the case subject to the provision of a routing management plan, the submission of which they request by condition.
197. In relation to key junctions on the local highway network, the analysis shows that the A412 Denham Road/Quarry access/private access/A412 Southlands Road/Southlands Road junction operates within capacity with minimal queueing and delay, taking into account the traffic generated by the proposed development. Beyond this, the impact of the development is not considered to be material given the proposed increase in vehicle movements and dispersion of traffic on the network and Highways Development Management are satisfied that the road would be able to serve the proposed development with safety and convenience.

198. As detailed above Highways Development Management has raised concerns about the level car parking during the operational phase of HOAC when special events are being held. This is not considered to have been adequately addressed and accordingly it is recommended that the applicant provides a scheme for additional overspill parking, so that on occasions when the car park may be full, parking can be satisfactorily accommodated within the site. They have also raised concerns about the car parking layout, which for safety reasons requires some amendment. Both of these matters can be addressed by condition. Conditions are also requested in relation to the submission of details of measures to be taken to prevent the deposit of mud on the adjacent public highway; the submission of a Routing Management Plan; and submission of a Travel Plan Statement.
199. There is therefore no objection subject to the conditions set out above. There are no comments of objections from Highways Development Management in relation to the other issues raised by objectors, although It should be noted that as private road, parking along Knighton Way Lane cannot be regulated through the through the provision of double yellow lines.
200. The only comment I would make in response to the advice from Highways Development Management is that the existing quarry, including the recently approved northern extension, is not subject to a routing agreement and this would remain the case. In practical terms it would be impossible to distinguish between traffic entering leaving the site linked to the mineral extraction and infilling operations for the HOAC scheme and other quarry related activity. I do not therefore consider that the imposition of a routing agreement is feasible option in this case or that it would be reasonable, when the existing consents for the quarry have not previously incorporated such a requirement. In any event, I'm not aware that the routing of HGV's from the site has caused any significant problems in local area. According I do not recommend the imposition of a routing agreement, which would require a s.106 agreement to implement the requirement.
201. Finally, in relation to access and traffic issues it should be noted that Highways England were consulted on the application but have not offered any comments.
202. On this basis and subject to the conditions requested by Highways Development Management I consider the proposal to be acceptable on highways grounds and can be considered to complaint with the South Bucks District Local Plan (SBDLP) (1999): Policy TR5 - Accesses, Highway Works and Traffic Generation and the NPPF and NPPW.

Best and Most Versatile Agricultural Land

203. The Environmental Statement includes assessment of the impact on 'Best and Most Versatile' (BMV) agricultural land and identifies that there will be a permanent change of 5.5 ha of grade 3a land of the land holding of Ivy House Farm, out of a total holding of 28ha. This is assessed as being a moderate averse and significant effect which cannot be mitigated.
204. Because of the very limited area of loss, Natural England have not commented on this aspect of the proposal or offered any objection.
205. Paragraph 112 of the NPPF advises that that Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities are advised that they should seek to use

areas of poorer quality land in preference to that of a higher quality. In this context, the significance of the loss of 5.5 ha of grade 3a agricultural land has to be weighed against the economic and other benefits of the relocation of HOAC. If the principle of the use of the site is accepted, as essential to the development of HS2 and in the context of there being no better alternative available site (as I have detailed below) and the use of poorer quality land is not a feasible option, then I consider a decision to approve the application would not in this instance amount to a departure from the advice on the protection of best and most versatile agricultural land set out in the NPPF.

Hydrogeology and Hydrology including Flood Risk

206. The impacts on the water environment including flood risk have been assessed as part of the Environmental Impact Assessment and included in the Environmental Statement submitted with the Planning Application. This includes a separate Water Resources Assessment and Hydraulic Flood Modelling Report. Whilst the Environment Agency initially objected to the proposal on the basis that inadequate information had been submitted to demonstrate that the risks posed to groundwater can be satisfactorily managed and that an acceptable Flood Risk Assessment had not been submitted, following the submission of additional information they have now withdrawn their objection.
207. In their further comments the Environment Agency has advised, in relation to flood risk, that the site lies within Flood Zone 1, 2 and 3 and that in accordance with the National Planning Policy Framework Paragraph 101, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. As I have set out above it advises that the County Council should apply the Sequential Test and consider whether or not there are other sites available at lower flood risk as required by the Sequential Test in the National Planning Policy Framework.
208. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the NPPF states that the Exception Test can be applied if appropriate. For the Exception Test to be passed: it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh the flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. Both elements of the test will have to be passed for development to be allocated or permitted.
209. The applicant has addressed this matter in some detail as part of the consideration of alternative sites.
210. What the assessment shows is that all 12 alternative site options identified were located within Flood Zone 3 of the River Colne, with the exception of one site at Ruislip Lido. The majority of alternative site options were located wholly within Flood Zone 3, with only one site at Tilehouse Lakes comprising a substantial area outside of the lakes, which is, within Flood Zone 2.
211. Since the land-based area of the New Denham Quarry site lies only partially within Flood Zones 1, 2 and 3, it is argued that it is sequentially preferable to all sites of

these sites. At Ruislip Lido, only the lake lies within Flood Zone 3, with the surrounding land in Flood Zone 1. However, this site had to be discounted due to the presence of the National Nature Reserve, which limits the lake's usability, and potential conflicts with other existing leisure uses.

212. The applicant acknowledges that substantial areas of the New Denham Quarry site lie within the flood plain of the River Colne and the Alder Bourne. Part of New Denham Quarry site lies within the Environment Agency's Flood Zone 2, 3a and 3b and is therefore liable to flooding in both extreme and more regular flooding events (up to 5% or 1 in 20 chance of flooding from nearby fluvial sources).
213. Notwithstanding that the principal use of the New Denham Quarry site as an outdoor based recreational facility with water based activities is water compatible development, the applicant states that new development within the site has been proposed in areas of lowest flood risk within the site, with only water compatible development in Flood Zone 3a and 3b and all other development in Flood Zone 2 or 1.
214. The applicant according contends that the site selection process concluded that there were no alternative sites available for the proposed development. Consequently, it is considered that the sequential test is passed. Since the development lies partially within the Flood Zones, the sequential approach to site design should still be applied. This has been accomplished through the location of the seasonal staff accommodation, camping and all other uses that are not water-compatible in areas that are shown to be outside of, or have been raised to be above the modelled 1 in 100 years return period (1% annual probability) flood event including an allowance for climate change. Whilst it has not been possible to provide dry means of access to these locations throughout extreme flood events, the applicant advises that flood hazard analysis indicates that access routes from these areas will be safe, in accordance with Environment Agency guidelines.
215. The applicant argues that the proposed development is therefore fully in accordance with paragraphs 100-102 of the NPPF. I agree with this conclusion.
216. On this basis, I consider the proposal to be acceptable in terms of the impacts on the water environment, and national and local development plan policies relating to this matter including the Buckinghamshire Minerals and Waste Core Strategy (MWCS) (2012) Policy SO10 - Protecting and Enhancing the Environment, Policy CS19 - Protection of Environmental Assets of Local Importance, Policy CS23 - Enhancement of the Environment; and the NPPF and NPPW.

Archaeology and the Historic Environment

217. The impacts on archaeology and historic environment have been fully assessed as part of the Environmental Impact Assessment and reported in the Environmental Statement. As detailed above, the County Archaeologist has advised that the conclusions of the assessment and proposed mitigation provides no basis for objection and, as I have set out, recommends the inclusion of conditions be applied to ensure the developer secures appropriate investigation, recording, publication and archiving of the results in conformity with NPPF paragraph 141.
218. There are no public objections in relation to archaeology and the historic environment that raise any additional issues.

On this basis I consider the proposal to be acceptable in terms of the impacts on archaeology and the historic environment, and development plan policies and

national planning policy relating to archaeology and the historic environment including the Buckinghamshire Minerals and Waste Core Strategy (MWCS) (2012) Policy SO10 - Protecting and Enhancing the Environment, Policy CS19 - Protection of Environmental Assets of Local Importance, Policy CS23 - Enhancement of the Environment; and the NPPF and NPPW.

Noise

219. As I have set out above, concerns has been expressed by local residents about the potential noise impacts of the mineral extraction phase of the development and about the later operation phase once HOAC is established on the site.
220. A noise assessment has been carried out and is included in the Environmental Statement. The assessment identifies that the existing baseline sound environment for the area surrounding the application site includes contributions from road traffic on the M25 and activity within the existing New Denham Quarry including vehicle movements and the operation of a batching plant.
221. Daytime sound levels are identified as typically being 55 to 60dB with night-time sound levels varying between approximately 50 and 55dB. The background sound levels are typically only 1 to 2dB lower.
222. Long term and short term noise monitoring was undertaken at four locations, including two within the site and two at nearby dwellings on Kinghton-Way Lane to the north east and on Cherry Tree Lane to the south of the site.
223. In relation to the construction phases, the assessment concludes that no residential buildings are forecast to experience noise levels higher than the Significant Observed Adverse Effect Level (SOAEL) from works associated with Stage 1 construction of the proposed development. Similarly, no residential communities are forecast to experience direct adverse effects from noise from works associated with Stage 1 construction of the proposed development that would be considered significant on a community basis. Sound levels from mineral extraction and earth moving operations during stage 1 are not forecast to exceed the noise limits given in the National Planning Practice Guidance: Minerals at noise sensitive receptors and consequently a significant adverse noise effect from these activities is unlikely to occur.
224. The assessment has also considered the potential cumulative construction noise effects of the proposed development and other committed or potential future developments and concludes that construction noise or vibration from the proposed development is unlikely to result in any significant cumulative noise effects.
225. The effects arising during Stage 2 continued quarrying and restoration of the northern part of the site are assessed as presenting more significant potential impacts, although it is proposed to undertake and report on real time noise monitoring, as is necessary to ensure and demonstrate compliance with the free field site noise limits (set out in the National Planning Practice Guidance: Minerals). Where these site noise limits are exceeded or are predicted to be exceeded, it is proposed that the operator will implement a scheme of mitigation measures to reduce site noise levels, so far as is reasonably practicable, to the values listed.
226. The primary noise mitigation measures employed by the operator would comprise the selection of modern plant and the methods employed to win, transport and process the mineral deposit. The noise mitigation measures that form part of the proposed development, in order to comply with the site noise limits above, would include adequate separation distances and bunds adjacent to the extraction phases at the

closest approach of workings to some dwellings and barriers around the processing plant area; and where reversing sirens or beepers are used on mobile site plant and give rise to noise problems, the use of quieter types of alarm or warning devices that are more environmentally acceptable would be explored.

227. Specifically, a 5m high noise barrier is proposed at the north-eastern end of the site to screen residents on Knighton-Way Lane from noise from the mineral extraction operations in the north east of the site. This is likely to be formed of a 3m stockpile bund with a 2m barrier installed on top when required. The barrier is planned to be in place prior to mineral extraction operations.
228. The assessment identifies that dwellings on Knighton-Way Lane are forecast to experience temporary noise levels above the noise limit of LpAeq 55dB (free field) during construction of the bunds and noise fencing in the north-eastern area of the site. The temporary noise limits of LpAeq 70dB (free field) are however not likely to be exceeded, and these works are expected to take less than 8 weeks.
229. Taking account of the mitigation measures, including bunds and noise fencing in the north-eastern area, the sound levels from mineral extraction and earth moving operations during Stage 2 are not forecast to exceed the noise limits given in the National Planning Practice Guidance: Minerals at noise sensitive receptors. As result the assessment concludes that a significant adverse noise effect from these activities is unlikely to occur.
230. During the mineral extraction works, Field Cottage is predicted to be exposed to noise levels above the daytime noise limit of LpAeq 55dB (free field) for approximately 10 months in total. These noise levels have the potential to lead to a significant adverse noise effect for residences of this dwelling. However, Field Cottage is owned by Summerleaze Ltd and is understood to be occupied by the quarry manager. As such, the potential noise impact during the mineral extraction works on the occupants of Field Cottage is likely to be mitigated as the occupant of the cottage will likely be working on the site when the noise is occurring. It is understood that the dwellings will be occupied by an employee of Summerleaze Ltd throughout the works, so no significant adverse noise effect is likely to occur.
231. The assessment concludes that significant construction noise or vibration effects on non-residential receptors are therefore unlikely to occur from works associated with Stage 2 of the proposed development. This is would also be the case for residential and non-residential receptors arising from construction traffic associated with Stage 2 and cumulative effects from the proposed development and other committed or potential future developments are also assessed unlikely to result in any significant cumulative noise effects.
232. In relation to the operational phase of the development, the assessment identifies that to the nature of the outdoor activities proposed as part of the operation of the proposed development, operational noise and vibration is not expected to lead to significant effects.
233. The assessment identifies that noise sources which may be present from operation of the proposed development include children's voices when on site and operation of safety motor boats during sailing activities. It concludes that because of the distances involved between children's activities and the nearest sensitive receptors, it is unlikely that noise from children's activities will lead to any adverse effects. Because the existing acoustic environment contains elevated noise levels from motorway road traffic, noise from children's voices during activities both during the day, or during the

evening (in the case of camping) are likely to be well below existing ambient sound levels so are unlikely to lead to adverse effects.

234. The assessment identifies that the HOAC use tiller steer rescue boats which are small low powered boats used as teaching platforms and as rescue boats during water based activities. At busiest times up to 16 maybe out on the water, but they would not all be running at the same time, and would spend most of their time either tied to a buoy or drifting in amongst the group. A small number of training sessions are run during the winter during which the boats will be in use, but carrying out low speed manoeuvres.
235. The boats would operate all over the lake. Given the lake is large, the majority of the time the boats would be operating they will be well over 100m from sensitive receptors, with the closest approach approximately 50m. The assessment concludes that because the boats are small and low powered and would not be operating most of the time, and that because the majority of the time that they would be operating at a significant distance from sensitive receptors, the noise levels from motorised safety boat operations is likely to be well below existing ambient sound levels so is unlikely to lead to adverse effects.
236. For these reasons, I am satisfied that the assessment confirms that the noise levels arising from the both the construction and operation of the site would not give rise to significant adverse impacts, particularly for local residents, albeit that may very short period when the bund along the boundary with Knighton Way Lane does cause some disturbance.
237. The SBDC Environmental Health Officer has confirmed that no objection is raised to the proposal on grounds of noise subject to the addition of a condition requiring the installation of an approved noise monitoring system for the duration of the development.
238. Accordingly, I consider the proposal to be acceptable in terms of noise and relevant development plan policies and national planning policy including the Buckinghamshire Minerals and Waste Local Plan (MWLP) (2006) Policy 28 Amenity and Policy 29 Buffer Zones, the Buckinghamshire Minerals and Waste Core Strategy (MWCS) (2012) Policy SO10, the South Bucks District Local Plan (SBDLP) (1999): Policy EP3 - The Use, Design and Layout of Development, and the NPPF and NPPW.

Air Quality

239. An air quality and dust assessment has been undertaken which is included in the Environmental Statement with the application. The main air quality effects from the proposed development are identified as potentially arising from:
- emissions associated with site plant and vehicles during construction;
 - emissions from construction traffic;
 - emissions from operational traffic; and
 - dust arising from activities such as use of haul roads, wind erosion of temporary stockpiles and earth moving operations
240. The assessment identifies that the site is not located within an Air Quality Management Area, although it is situated close to the M25 and M40/A40. It identifies that air quality monitoring is carried out by the adjacent London Borough of Hillingdon (LBH), which has declared an extensive Air Quality Management Area (AQMA) in relation to annual mean concentrations of NO₂. The AQMA covers a large proportion of the LBH administrative area, encompassing the area ranging from London's

Heathrow Airport in the south to the Chiltern-Marylebone railway line in the north. Importantly, the area immediately adjacent to the proposed site and roads approaching neighbouring Uxbridge are situated within the LBH AQMA.

241. The assessment identifies that impacts from the construction of the proposed development could arise from dust generating activities and emissions from construction traffic. The assessment of construction impacts was undertaken with consideration of human receptors sensitive to dust and exposure to NO₂ and PM₁₀, as well as ecological receptors sensitive to dust and nitrogen deposition.
242. An assessment of construction traffic emissions was also undertaken for two scenarios in the construction period: a 'without the proposed development' scenario and a 'with the proposed development' scenario.
243. The assessment includes a construction dust assessment which was undertaken for the site as a whole, with due consideration for sensitive receptors due to their proximity to dust generating activities including Southlands Manor, Brickfield Cottage, Nos. 71a to 103 Knighton-Way Lane, Nos. 88 & 95 Newtown Road, Nos. 11 & 19 Oxford Road, Watergate Farm, Six Acre Farm and the commercial units on Riverside Way to the east of the site.
244. Taking into consideration the dust emission magnitude and the sensitivity of the area, the proposed development site has been classified in the assessment as Medium Risk for potential dust soiling impacts from earthworks activities and trackout activities. All other activities are classified as Low Risk. With the application of mitigation measures the impacts would be reduced minor adverse at worst.
245. As far as the assessment of construction traffic emissions are concerned distribution of construction vehicles travelling to and from the site focussed on the A412 Denham Road and A412 Southlands Road only. The assessment of potential air quality impacts was therefore limited to receptors located on the A412 only; namely Southlands Manor and Kingcup Farm, which are both in close proximity to the site access.
246. The assessment of impacts arising from predicted changes to road traffic emissions along the local road network during the worst-case construction year (2017) concludes that the impact will be negligible for both NO₂ and PM₁₀ concentrations. Therefore, the effect on local air quality as a result of the construction of the proposed development will not be significant.
247. The assessment of nitrogen deposition for the Kingcup Meadows and Old House Wood SSSI also concluded that there would be a negligible impact, thus the effect from traffic vehicles during construction of the proposed development will not be significant.
248. The assessment concludes that no permanent effects to air quality are expected to result from any of the construction activities related to the proposed development. The assessment identifies that cumulative effects will arise once Stage 2 of the proposed development is complete, as the proposed Northern Extension to New Denham Quarry will be operational. The assessment of impacts arising from road traffic changes from the proposed development (which is inclusive of worst case cumulative impacts) concludes that the impact will be negligible for both NO₂ and PM₁₀ concentrations, and therefore that the cumulative effect on local air quality, as a result of the construction of the proposed development, will not be significant.
249. The assessment of construction dust impacts has also taken a worst-case approach considering the site as a whole together with Summerleaze Ltd.'s parallel operation and subsequent proposed Northern Extension to New Denham Quarry. The site

remains classified as Medium Risk for potential dust soiling impacts from earthworks activities and trackout activities. All other activities are classified as Low Risk, although with mitigation, the impacts would be reduced minor adverse at worst.

250. With the implementation of the mitigation measures, the assessment however concludes that, no likely significant residual effects related to air quality are expected to result from any of the construction activities for the proposed development.
251. As far as the operational phase of the develop is concerned no temporary impacts and effects related to air quality are expected to result from the development.
252. In relation to permanent impacts the primary source of emissions to air is considered to be related to changes to traffic flows, but the traffic movements associated with the proposed development would fall below the DMRB criteria for undertaking a local air quality assessment and therefore the potential impacts have been scoped out of the assessment. The effects on air quality during the operational stages from vehicles movements are therefore assessed as being negligible.
253. In relation to cumulative effects the assessment of construction traffic impacts, which has been based upon the worst-case peak year in the complete construction and operational programme of the proposed development and includes all known committed or potential future developments to affect the A412 site access, concludes that impacts will be negligible for both NO₂ and PM₁₀ concentrations. The cumulative effects from the operation of the proposed development are therefore considered to be not significant.
254. No cumulative dust impacts are expected to result from operation of the proposed development.
255. With regards to the proposed Northern Extension to New Denham Quarry, no cumulative effects related to dust impacts are expected to result at the proposed development during operation
256. Overall the assessment concludes that no likely significant residual effects related to air quality are expected to result from the operation of the proposed development.
257. Accordingly, in the absence of any objections from the South Buck District Council Environmental Health Officer, I consider the proposal to be acceptable in terms of its air quality and dust impacts and relevant development plan policies and national planning policy including the Buckinghamshire Minerals and Waste Local Plan (MWLP) (2006) Policy 28 Amenity and Policy 29 Buffer Zones, the Buckinghamshire Minerals and Waste Core Strategy (MWCS) (2012) Policy SO10, the South Bucks District Local Plan (SBDLP) (1999): Policy EP3 - The Use, Design and Layout of Development, and the NPPF and NPPW.

Proximity to Nearby Residential Properties and Buffers Zones

258. The issue of Buffer Zones has been raised by several of the local objectors to the development, and these have in the past been an important part of the development of the existing New Denham Quarry. The issue is particularly relevant to this application as one of the key aspects of the proposal is that it will extend the area of mineral extraction further to the east and closer to the properties in Knighton Way Lane.
259. The current position in terms of policy is that Buckinghamshire Minerals and Waste Local Plan, Policy 29 makes clear that mineral extraction proposals will not be permitted unless they can demonstrate that an adequate buffer zone exists, or would be provided, between the proposed development and neighbouring existing or

proposed sensitive uses. Further detail is set out in the Minerals and Waste Local Plan Supplementary Planning Guidance (SPG) Note 7 on Indicative Buffer Zone Distances for Mineral and Waste Development published in June 2006. This makes clear that where there is open land the indicative buffer zone should be 200m, although this may be reduced to 100m where there are intermediate landscape or physical features or a landscaped bund with a minimum height of five metres is proposed.

260. To some extent the Council's policy has been superseded by more recent guidance set out in Planning Practice Guidance on Minerals (Updated in 2014) which states that buffer zones may be appropriate in specific circumstances where it is clear, based on site specific assessments and other forms of mitigation measures (such as working scheme design and landscaping), that a certain distance is required between the boundary of the minerals extraction area and occupied residential property. It stresses that any proposed separation distance should be established on a site-specific basis and should be effective, properly justified, and reasonable and that it should take into account:
- the nature of the mineral extraction activity;
 - the need to avoid undue sterilisation of mineral resources;
 - location and topography;
 - the characteristics of the various environmental effects likely to arise; and
 - the various mitigation measures that can be applied.
261. In other words, there is no fixed distance that should be applied, but rather the specific circumstances of each site should define the width of the buffer zone required.
262. In the case of the current application, the proposed separation zone would be 170 metres from the nearest residential property, which is 30 metres less than the Minerals and Waste Local Plan indicates. However, in addition to the separation zone, the applicant, as I have set above, is proposing to erect a 5m high noise barrier at the north-eastern end of the site to screen residents on Knighton-Way Lane from noise from the mineral extraction operations. This is likely to be formed of a 3m stockpile bund with a 2m barrier installed on top and would be constructed prior to mineral extraction operations. This will minimise any detriment through noise, dust or loss of visual amenity for the duration of the mineral extraction works. The submitted final restoration plan confirms that the erected 5 metre high barrier would be a temporary feature that would be removed on completion of the mineral working and the area laid to grassland with boundary landscaping.
263. Accordingly, taking account of national guidance and the factors identified above, I consider that the proposed development is in compliance Policy 29 of the MWLP, and the NPPG on Minerals insofar as that the proposed development would be located 170 metres away from the nearest sensitive receptor (other than Field Cottage) with the erection of an additional 5m high barrier on the boundary. The permission if approved, would in addition impose additional environmental controls, including in relation to noise and dust mitigation. As such, I consider that the proposed mineral extraction development in this location to create the main lake for the HOAC would not give rise to any significantly adverse impacts on the amenity of neighbouring properties and that therefore the inclusion of a 170 metre wide separation zone and erection of a 5 metre high barrier can be considered to meet the requirements of both the MWLP and national panning policy, and will be sufficient to safeguard the amenity of nearby residential properties.

Need, Landbank and Alternatives

264. Turning to the need and landbank issues, these are these are to substantial degree rather different from other minerals planning applications. This is because the need for the development arises entirely from the requirement, as I have set above, to relocate the HOAC from its current site at Harefield, due to the proposed line of HS2 requiring part of the existing HOAC site.
265. The additional mineral extraction element of the proposal arises from the need to construct a larger sailing lake than the current restoration plan for the site includes. The additional area to be excavated to form the enlarged lake would primarily be on the east side the lake around and to the north and south of Field Cottage. The additional amount of sand and gravel that would be extracted is estimated in the application to be 0.34 million tonnes. In the context of the current land bank, which taking into account the northern extension to New Denham Quarry, that was approved at January 2017 Development Control Committee, is now in excess of 10 million tonnes, and is equivalent to less than six months of sand and gravel production in Buckinghamshire. As such the additional reserve that would be created is very small and in practice would be no more than incidental. Insofar as this is the case and because the mineral element of the proposal is driven by the operational requirements of HOAC, I consider that the application does not give to substantive issue in terms of the contribution to or need in relation to the current landbank, as would be the case with conventional mineral applications.
266. In terms of need, the application makes clear that as part of the Parliamentary process for the HS2 Hybrid Bill, the Second Special Report of Session 2015-2016, the House of Commons Select Committee formed to hear petitioner's concerns, recommended that HOAC be relocated to New Denham, if HOAC thought it was preferable. The Environmental Statement submitted with the application, as I have set out above, details that that a total thirteen sites, all along the Colne valley were considered, but that all the other sites were subject to constraints relating to access, their existing use and their environmental impacts.
267. New Denham Quarry was initially rejected as the excavation programme would have meant it would not have been available until after HOAC will be required to move from their existing site by HS2 construction work. However, it is understood following discussions with Summerleaze Ltd, that it was found that the quarry was being worked out quicker than anticipated and could be therefore programmed to be developed in time for the relocation of HOAC. Because the site is an existing working quarry, it had the major advantage that it could be purpose designed for HOAC use through the development of a new restoration plan and was therefore the site chosen for the relocation. In this context, it is clear that New Denham provides a unique opportunity to design of the new facility specifically to meet the needs of HOAC, which is not likely to arise in any other location. The considerations, notably flood risk, as I have detailed above, have also been major concerns.
268. In overall terms in relation landbank, need and alternatives, I am satisfied that the case for the development is justified and that the application does not give rise to significant issues in terms of relevant planning policy contained in the Minerals and Waste Core Strategy Policies Minerals and Waste Core Strategy Policies SO1 - Improving the Sustainability of Minerals Development and SO4 - Spatial Distribution of Minerals Development, or Policies CS4 Maintaining the Level of Sand and Gravel Provision, and CS5 Preferred Areas and the NPPF.

Other Matters

269. Other matters that have been raised by statutory consultees and objectors not addressed in my comments above include the following:
270. Screening: Local residents have commented that they do not wish the bund, to be constructed at the north-east corner of the site to become permanent. The Restoration Master Plan, that is included as Figure 3 in this report, does not show this being retained. I agree with the residents that this should be removed. To ensure that it is removed, I recommend the inclusion of a condition to secure this.
271. Phasing: Objectors have expressed concern that HS2 are seeking to move HOAC onto the site before the quarry operator, Summerlease has finished quarrying activities. This is the case, but this is because of the time constraints presented by the construction programme for HS2 and because Summerlease has now secured planning permission for the northern extension to the quarry which would result in a continuation of quarry until the end of 2026 (or 2028 with the implementation of the HOAC scheme). I do not however consider that the continuation of the quarrying activities to be incompatible with the commencement of HOAC activities on the site. The environmental impact assessment of the HOAC construction and operation has taken into account the other concurrent quarrying activities.
272. Impact on Aviation Safeguarding: Objectors have expressed concern that the flight path in and out of RAF Northolt passes directly over Denham Quarry as does Helicopter route H10. This new proposal almost doubles the area of the sailing lake from 25 acres to 45 acres. The primary concern is that the increase in area of water would increase the risk of bird strike. As I set out above consideration has been given to the possible impact on bird strike in relation to London Heathrow and RAF Northolt. To address this the Bird Management Plan for the existing quarry will continue to be implemented. Neither Heathrow airport nor RAF Northolt Safeguarding have objected to the proposal. Accordingly, the proposal can be considered to be acceptable in terms of the Buckinghamshire Minerals and Waste Local Plan (MWLP) Policy 34 - Aviation safeguarding Areas.
273. Child Safety: Concerns have been expressed that the high ropes activity area which is to be constructed adjacent to the high voltage overhead power line on the west side of the lake is not safe. The area will be located to west of the line and not between them. The exact details and location of the equipment is not defined in the application, and it is therefore appropriate to reserve this by condition, but in any event the clearance to be retained between the activity and the power line is essentially an operational matter rather than a planning matter, to be agreed between HOAC and the network operator.
274. Privacy: The concern expressed by local residents is that the new footpath connecting Footpath DEN/23/1 and Cherry Tree Lane will impact on the privacy of adjacent houses. I do not consider this to be significant valid concern. The main impact is likely to result from an increase in the number of people passing the houses on Cherry Tree Lane which is currently a cul-de-sac. Nevertheless, it is a public road and access here is currently available. The line of the new path itself is unlikely to give rise to any significant loss of privacy. The only point of the route where there may be a need for some mitigation to safeguard against any intrusions to privacy is in the area where the new footpath would link to Cherry Tree Lane. This can be addressed by condition to ensure that satisfactory planting is undertaken and maintained in this area.

275. Absence of Benefits to Local Residents: As I have set out above local residents have expressed frustration that they do not benefit from Hillingdon Borough services, which in the future could also include potentially include the benefit of using the HOAC facilities with some form of advantageous or privileged access. I understand this frustration, but this is not planning matter, and accordingly cannot be taken into consideration in the determination of this application,
276. Countryside Access to Local Residents: Again, as detailed above there is concern that access to the existing gravel pits was 'sold' to the local community on the basis that it would have complete access to a new country park. The position as I understand is that this will not fundamentally change and the HOAC proposals include the creation of a continuous new path linking Footpath DEN/23/1 and Cherry Tree Lane. Over and above the improvements to the footpath network, access to the wider area of the site would be permissive and a matter for the site operator.
277. Public Rights of Way: I have set out the comments of the Rights of Way Officer above. I agree with the comments and the recommendation from the Rights of Way Officer, with the exception that I do not consider it appropriate for any footpaths to upgrade to a bitumen finish. This matter was raised in relation to the recent northern extension application, and the Committee members felt strongly that the upgrading of footpath DEN/25/1 should not incorporate a hard surface which would have an urbanising effect on the area. The applicant has indicated that are not agreeable to the upgrading of the footpaths to bridleways as they do not consider this to be reasonable. I do not agree with this but I do consider that any upgrading works should be in keeping with the location of the site in a rural location and that the physical works involved should not overly formalise any footpaths or be overly onerous. Accordingly, I consider that it is appropriate to impose of a condition to secure the upgrading of the footpaths as requested by the Rights of Way Officer, but that in discharging the conditions the material finishes to be used should be appropriate to the rural location of the site and not generally include hard surfacing.
278. Design: Jacobs has advised that material finishes of the buildings including the provision of maintenance safety rails on the buildings and the specification of surfacing materials, and in particular the use of asphalt, in order to reduce urbanisation should be reconsidered. The applicant has indicated that they are agreeable to this. It can accordingly be addressed by condition.
279. Renewable Energy Scheme: London Heathrow Airport Safeguarding has advised that the permission should be subject to inclusion of a condition requiring the submission of a Renewable Energy Scheme to address the details of any wind turbines to be constructed in conjunction with the development. The are no such proposals included in the development are accordingly I have not recommended the inclusion of such a such condition
280. Fire Fighting and Prevention: It is appropriate to include the comments from the Fire Authority as infromatives rather than conditions as these matters are largely addressed through the building regulations.

CONCLUSION (including recommendation)

281. I consider that the information submitted is appropriate and sufficient to demonstrate that the proposal is in accordance with the development plan and with national planning policy. The application does not give to substantive issue in terms of the contribution to or need in relation to the current landbank, as would be the case with conventional mineral applications. I am satisfied that there is no available appropriate alternative site and the proposal meets the sequential test set out in paragraph 101 of the NPPF in relation to Flood Risk and that the proposed development, for the reasons I have set above, is not inappropriate development in the Green Belt and

would not materially affect its openness. I consider that applicant has addressed all the significant environmental impacts and that the proposal can be constructed and operated without giving rise to significant amenity and privacy impacts on local residents.

282. Accordingly, I am satisfied that it is sustainable development and consequently is in accordance with the Buckinghamshire Minerals and Waste Core Strategy Policy CS/LP1 and the National Planning Policy Framework, Paragraph 14 and NPPW, Paragraph 1.
283. The proposal will also contribute to conserving biodiversity, and that the County Council in approving the application will be compliant with its statutory obligation under Section 40 of the Natural Environment and Rural Communities Act 2006. Accordingly, I recommended that this application is granted subject to the conditions as outlined in Appendix A.

BACKGROUND PAPERS

Application Ref. CM/22/16 including Volume 1 Planning Application Statement, Volumes 2-6 Environmental Statement and Non-Technical Summary and Volumes 7-15 Planning Application prepared by HS2, May 2016;
Buckinghamshire Minerals and Waste Local Plan (MWLP) (2006);
Buckinghamshire Minerals and Waste Core Strategy (MWCS) (2012);
Emerging Buckinghamshire Minerals and Waste Local Plan;
South Bucks District Local Plan (SBDLP) (1999);
South Bucks Core Strategy (SBCD) (2011);
National Planning Policy Framework (NPPF) (March 2012);
National Planning Policy for Waste (2014);
Planning Practice Guidance (PPG) on:

- Air Quality;
- Environmental Impact Assessment;
- Flood Risk and Coastal Change;
- Minerals;
- Natural Environment.
- Noise;
- Open space, sports and recreation facilities, public rights of way and local green space;

Consultation responses dated 4th July 2016 to 19th January 2017

Appendix A

Commencement

1. The development hereby permitted shall commence no later than three years from the date of this planning permission. No later than seven days before the date of commencement, written notification of the date of commencement shall be notified to the County Planning Authority.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

General

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the details submitted with the application dated 28 June 2016 (and the Environmental Statement dated June 2016) and the following drawings and supporting details and documents:

- APP01 – C252-ETM-EV-MAP-020-004647-P01 - Location Plan
- APP02 – C252-ETM-EV-MAP-020-004756-P01 - Site Plan
- APP03 – C222-ATK-HW-DPL-020-000010-FD-P03 Existing and Proposed PRow
- APP04 – M12.162(g).D.002 – Current Situation
- APP05 – M12.162(g).D.024 – Phase 1
- APP 06 – M12.162(g).D.025 – Phase 2
- APP07 – M12.162(g).D.026 – Phase 3 & 4
- APP08 – M12.162(g).D.027 – Phase 5
- APP09 – M12.162(g).D.028 – Phase 6
- APP10 – M12.162(g).D.023 – Block Phasing
- APP11 – C222-ATK-DR-DPL-020-000010-FD- P03– FW and SW Drainage Plan
- APP12 – C222-ATK-UT-DPL-020-000011-FD– Proposed Utility Features
- APP13 – C252-ETM-EV-MAP-020-004763-Rev 3 – Illustrative Combined Restoration
- APP14 – C52-ETM-EV-MAP-020-00476-P3– Cross Section Location Plan
- APP 15 – C252-ETM-EV-MAP-020-004765-P3 – Cross Section - Southland Manor To Knighton Way Lane
- APP 16 – C252-ETM-EV-MAP-020-004766-P3–Cross Section - Alderbourne To Rowing Lake Footpath
- APP 17 – C252-ETM-EV-MAP-020-004768-P3– Cross Section - Watergate Farm To Rowing Gate
- APP 18 – C252-ETM-EV-MAP-020-004767-P3– Cross Section - Watergate Farm To Sailing Lake
- APP 19 – C252-ETM-EV-MAP-020-004770-P3– Soft Landscape and Landscape Proposals
- APP 20 – C252-ETM-EV-MAP-020-004770-P3– Soft Landscape Design Concept
- APP 21 – C252-ETM-EV-MAP-020-004772-P3– Soft Landscape Proposals Drg Sheets Location Plan
- APP 22 – C252-ETM-EV-MAP-020-004773-P3– Planting Plan 1 of 5
- APP 23 – C252-ETM-EV-MAP-020-004774-P3– Planting Plan 2 of 5
- APP 24 – C252-ETM-EV-MAP-020-004775-P3– Planting Plan 3 of 5
- APP 25 – C252-ETM-EV-MAP-020-004776-P3– Planting Plan 4 of 5
- APP 26 – C252-ETM-EV-MAP-020-004777-P3– Planting Plan 5 of 5
- APP 27 – C252-ETM-EV-MAP-020-004778-P3– Focused Planting Plan – West Facilities
- APP 28 – C252-ETM-EV-MAP-020-004779-P3– Focused Planting Plan- Car Park

- APP 29 – C252-ETM-EV-MAP-020-004780-P3– Focused Planting Plan – Plaza and Clubhouse
- APP 30 – C252-ETM-EV-MAP-020-004781-P3– Focused Planting Plan – Dipping Ponds
- APP 31 – C252-ETM-EV-MAP-020-004783-P3– Hard Landscaping Proposals
- APP 32 – C252-ETM-EV-MAP-020-004784-P3– Hard Landscape Design Concept
- APP 33 – C252-ETM-EV-MAP-020-004785-P3– Hard Landscape Drawing Sheets Location Plan
- APP 34 – C252-ETM-EV-MAP-020-004786-P3– Hard Landscaping Plan 1 of 5
- APP 35 – C252-ETM-EV-MAP-020-004787-P3– Hard Landscaping Plan 2 of 5
- APP 36 – C252-ETM-EV-MAP-020-004788-P3– Hard Landscaping Plan 3 of 5
- APP 37 – C252-ETM-EV-MAP-020-004789-P3– Hard Landscaping Plan 4 of 5
- APP 38 – C252-ETM-EV-MAP-020-004790-P3– Hard Landscaping Plan 5 of 5
- APP 39 – C252-ETM-EV-MAP-020-004791-P3– Focused Hard Landscape Plan – West Facilities
- APP 40 – C252-ETM-EV-MAP-020-004792-P3– Focused Hard Landscape Plan – Car park
- APP 41 – C252-ETM-EV-MAP-020-004793-P3– Focused Hard Landscape Plan – Plaza and Buildings
- APP 42 – C252-ETM-EV-MAP-020-004794-P3– Focused Hard Landscape Plan – Dipping Ponds
- APP 43 – C252-ETM-EV-MAP-020-004795-P3– Focused Hard Landscape Plan – Boat Launch and Storage Areas
- APP 44 – C252-ETM-EV-MAP-020-004796-P3– Focused Hard Landscape Plan – Campsite and Facilities
- APP 45 – C252-ETM-EV-MAP-020-004797-P3– Focused Hard Landscape Plan – Staff Accommodation
- APP 46 – C252-ETM-EV-MAP-020-004798-P3– Rusholt Brook Proposals
- APP 47 – C252-ETM-EV-MAP-020-004799-P3– Rusholt Brook Cross Section
- APP 48 – HOAC-ATK-GF-DR-A-1010-P4– Clubhouse Proposed GF Plan
- PP 49 – HOAC-ATK-GF-DR-A-1011-P4– Clubhouse Proposed Roof Plan
- APP 50 – HOAC-ATK-XX-DR-A-1101-P4– Clubhouse Proposed Elevation 1 of 3
- APP 51 – HOAC-ATK-XX-DR-A-1102-P4– Clubhouse Proposed Elevation 2 of 3
- APP 52 –HOAC-ATK-XX-DR-A-1103-P4– Clubhouse Proposed Elevation 3 of 3
- APP 53 –HOAC-ATK-XX-DR-A-1201-P4– Clubhouse Proposed Sections
- APP 54 –HOAC-ATK-XX-DR-A-2010-P4– Boat Storage Proposed Roof Plan
- APP 55 – HOAC-ATK-XX-DR-A-2101-P4–Boat Storage Proposed Elevation
- APP 56 – HOAC-ATK-XX-DR-A-2201-P4– Boat Storage Proposed Sections
- APP 57 – HOAC-ATK-XX-DR-A-3010-P4– Staff Accommodation Proposed Roof Section
- APP 58 – HOAC-ATK-XX-DR-A-3101-P4– Staff Accommodation Proposed Elevation
- APP 59 – HOAC-ATK-XX-DR-A-4010-P4– Camping T.B. Proposed Elevation
- APP 60 – HOAC-ATK-XX-DR-A-5010-P4– Shelter Proposed Plans and Elevation
- APP 61 – HOAC-ATK-XX-DR-A-6010-P4– Waterfront Office Proposed Plans Sections and Elevations

Reason: To define the development which has been permitted and so to control the operations (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 36).

Time Limit for Restoration

3. Final restoration of the site shall be completed and all plant, machinery and equipment, other than that required for ongoing management and maintenance, shall be removed from the land no later than 30th April 2022.

Reason: To control the period of operations within the timescale which has been judged by the County Planning Authority to be acceptable (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 36).

Decision Notice for Inspection

4. A copy of the decision notice, the plans and documents as hereby approved shall be kept at the site office and be available for inspection by employees and agents of the site operators and the County Planning Authority at any time during working hours.

Reason: To ensure that all staff are aware of the relevant conditions and that an orderly programme of operations is carried out in such a way that the adverse effects on the local community are kept to a minimum and that the complete restoration of the land to a beneficial use is achieved (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 36).

Working Programme and Phasing

5. Working and restoration shall be carried out in 2 main stages comprising 6 phases as shown on Drawing No. APP10 – M12.162(g).D.023 APP10 Block Phasing and described in the other documents approved under Condition No. 2.

Reason: To ensure that the site is worked and restored in an orderly manner (Buckinghamshire Minerals and Waste Local Plan Policies 36).

6. Between 20 January and 20 February in each calendar year during the period of the operations hereby authorised, a plan of not less than 1:2500 scale shall be submitted to the County Planning Authority showing:

- a) The progress of soil stripping and soil storage;
- b) Extent and depth of excavation;
- c) Extent and levels of infill;
- d) Progress with soil replacement and areas that have been restored at a date within 14 days prior to the submission of the plan.

Reason: To assist the County Planning Authority in monitoring the progress of the development and identify at an early stage any problem with meeting the date required by Condition No. 3 for the completion of restoration (Buckinghamshire Minerals and Waste Local Plan Policy 31).

7. Prior to the extraction of mineral hereby permitted the method by which the operator will keep a record of the tonnage of mineral leaving the site, the tonnage of waste being imported to the site; and the number of daily HGV movements, including details of the ongoing use of the Automatic Traffic Count System previously installed on the access road under Planning Permission Ref. SBD/8201/06 which shall be maintained in accordance with the previously approved details for the duration of the development unless otherwise agreed in writing by the County Planning Authority. The records kept pursuant to the approved scheme shall then be made available to the County Planning Authority no later than one week after any request to view them has been made.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development and to monitor traffic levels associated with the site and to protect the amenities of the local area (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30).

8. No mineral processing plant or buildings shall be located other than in the Plant Site and Stocking Area shown on Drawing No. APP10 – M12.162(g).D.023 APP10 Block Phasing unless otherwise agreed in writing with the County Planning Authority.

Reason: To ensure that mineral processing and stockpiling is not carried out other than in the designated areas, in the interest of local amenity and flood protection (Buckinghamshire Minerals and Waste Local Plan Polices 28 and 33).

9. Stockpiles of processed or unprocessed mineral within the site shall not exceed 8 metres in height and boundary bunds and barriers (where these comprises a combined bund and barrier) shall not exceed a total of 5 metres in height unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of local amenity and flood protection (Buckinghamshire Minerals and Waste Local Plan Polices 28 and 33).

Restriction of Permitted Development Rights

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent revisions, modifications, revocation or re-enactment, no buildings, plant or machinery, structures or erections required for the winning, working, treatment, preparation for sale, consumption or utilisation of minerals under this consent shall be erected on the site without the prior written approval of the County Planning Authority.

Reason: There is an exceptional need here to secure control over additional plant and machinery, in the interests of local amenity in visual terms and bearing in mind the degree of discretion allowed by the GPDO 2015 (Buckinghamshire Minerals and Waste Local Plan Polices 28).

Hours of Operation for Mineral Extraction, Restoration and Construction

11. No mineral extraction restoration and construction operations authorised by this consent shall be carried out other than between the following hours:

7:00am to 6.00pm Mondays to Fridays

7.00am to 1.00pm Saturdays

1.00pm to 6.00pm Saturdays for maintenance only

No operations other than for essential maintenance, shall be carried out on Sundays or Public Holidays, unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Local Plan Polices 28).

12. During the mineral extraction restoration and construction stages the site access road shall be gated at both ends. The gate on the access road nearest the A412 shall not be opened more than one hour prior to the approved operational hours of the site as stated in Condition No. 11, to allow for vehicles to pull off the A412. The second security gate, nearest the operational area of the site shall not be opened outside the hours as stated in Condition No. 11. No use of the access road for any purpose, other than for essential maintenance, shall be made on Sundays or Public Holidays.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Local Plan Polices 28).

Nature Conservation

13. No tree felling or similar works shall be carried out other than outside the bird nesting season, which runs from the end of March to September. Alternatively, if works cannot be appropriately scheduled, vegetation must be inspected beforehand by a suitably experienced ecologist. Clearance must only be undertaken if the ecologist has confirmed the absence of nesting birds.

Reason: To protect the ecological interest of the site (Buckinghamshire Minerals and Waste Local Plan Policy 25).

Access and Vehicles

14. The development shall not exceed 500 HGV movements (250 in, 250 out) per day, or exceed 50 HGV movements (25 in, 25 out) during either of the peak hours of 08:00-09:00 and 17:00 -18:00.

Reason: To control the number of HGV's the site generates in order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

15. Adequate precautions shall be taken for the duration of the development to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted and agreed in writing by the County Planning Authority prior to the commencement of the development.

Reason: To minimise danger and inconvenience to highway users (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30).

16. Prior to commencement of the development a scheme for parking and manoeuvring for the completed Hillingdon Outdoor Activities Centre (HOAC) facility, including a scheme for overspill parking, shall be submitted for approval by the County Planning Authority. The approved scheme shall thereafter be implemented and made available for use before the development hereby permitted is occupied and that the area is not used for any other purpose.

Reason: To enable vehicles to draw off, park, load, unload and turn clear of the highway and ensure the safety of pedestrians and thereby minimise danger, obstruction and inconvenience to users of the site and the adjoining highway (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30).

17. Notwithstanding the submitted Travel Plan (Volume 4.12 Environmental Statement Technical Appendix: Travel Plan) and prior to the coming into use of the completed HOAC, a Travel Plan Statement shall be submitted to and approved by the County Planning Authority. The approved Travel Plan shall be implemented upon the coming into use of the completed the HOAC'.

Reason: to minimise danger and inconvenience to highway users

Pollution Prevention and Control

18. No wastes other than naturally occurring excavated materials, construction and demolition, and builders' waste of a non-putrescible nature shall be imported to and deposited at the site.

Reason: The importation of waste materials outside these categories would raise environmental and amenity issues which would require consideration afresh (Buckinghamshire Minerals and Waste Local Plan Policies 28, 31 and 33).

19. Any oil storage tanks shall either be sited on impervious bases and surrounded by oil tight bund walls which shall be capable of containing 110% of the tanks' volume and shall enclose all fill and drain pipes or be prevented from causing pollution in accordance with other details to be submitted to and approved in writing by the County Planning Authority.

Reason: To ensure that groundwater and surface water bodies are not polluted (Buckinghamshire Minerals and Waste Local Plan Policy 33).

20. No solid matter shall be stored within 10 metres of the banks of any watercourse.

Reason: To prevent solid matter from entering any watercourse and causing pollution and to safeguard the integrity of the watercourse. (Buckinghamshire Minerals and Waste Local Plan Policy 33).

Noise

21. No part of the development shall be commenced until a scheme for the monitoring and mitigation of noise, which shall identify the nearest noise sensitive properties, has been submitted to the approval of the County Planning Authority. The development shall not thereafter be carried out other than in compliance with the approved noise monitoring and mitigation details for the duration of the development.

Reason: To protect occupants of nearby residential premises from loss of amenity from noise disturbance. (Buckinghamshire Minerals and Waste Local Plan Policy 28).

22. (a) Except for the temporary operations outlined in paragraph (b) below, the equivalent continuous noise level at the nearest residential properties, due to operations on the site, shall not exceed 55dB ALeq, 1 hour, free field at the nearest sensitive properties to be shown on a plan to be submitted to and approved in writing by the County Planning Authority prior to the commencement of the development (as part of the scheme for the monitoring and mitigation of noise).

(b) For temporary operations, such as soils and overburden removal, bund construction and removal, the equivalent continuous noise level at the nearest residential properties, due to operations on the site, shall not exceed 70dB LAeq, 1 hour, free field) at the nearest noise sensitive properties. Temporary operations which exceed the normal day-to-day noise limit of 55dB LAeq, 1 hour, free field shall be limited to a total of eight weeks in any twelve-month period for any individual dwelling. All works for which this noise limit and time constraint will not be met shall be subject to prior written approval by the County Planning Authority.

Reason: To protect occupants of nearby residential premises from loss of amenity from noise disturbance. (Buckinghamshire Minerals and Waste Local Plan Policy 28) and Policy EP3 of the South Bucks District Local Plan).

23. All plant and machinery used at the site shall be properly silenced and maintained in accordance with the manufacturer's specification.

Reason: To protect occupants of nearby residential premises from loss of amenity from noise disturbance. (Buckinghamshire Minerals and Waste Local Plan Policy 28).

Air Quality

24. No part of the development shall be commenced until a scheme for the monitoring and mitigation of dust has been submitted to the approval of the County Planning Authority. The scheme shall include:

- a) Details of adequate protection against wind-whipping at conveyors and any transfer point;
- b) Details of enclosure of all transfer points to minimise the generation of airbourne dust;
- c) Details of keeping conveyor return belts (if used) clean and means of collecting materials removed by this cleaning process;
- d) Details of water suppression for use on all material processing facilities.
- e) The development shall not thereafter be carried out other than in accordance with the approved dust, fibre and particulate monitoring and mitigation details for the duration of the development.

Reason: To protect occupants of nearby residential premises from loss of amenity from dust particles. (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30 and South Bucks District Local Plan Policy EP3).

25. No part of the development shall be commenced until a scheme of PM10 monitoring and mitigation has been submitted to and approved in writing by the County Planning Authority. The scheme shall accommodate (1) the construction and site preparation phase of the development, and (2) the operational period of the site including extraction and infilling. It shall:

- a) Identify the nearest sensitive properties and the potential PM10 impacts on sensitive receptors;
- b) List the 'significant long term dusty activities';
- c) Detail the monitoring regime to be implemented during period of significant long term dusty activities;
- d) Incorporate the principles of Best Available Techniques (BAT) for assessment and control of activities to lead to an increase in PM10 emissions;
- e) Include a regular review off the monitoring undertaken and the potential PM10 implications of future activities.
- f) The development shall not thereafter be carried out other than in accordance with the approved PM10 monitoring and mitigation details for the duration of the development, unless otherwise agreed in writing by the County Planning Authority.

Reason: To protect occupants of nearby residential premises from loss of amenity and to prevent deterioration of air quality (Buckinghamshire Minerals and Waste Local Plan Policy 28 and South Bucks District Local Plan Policy EP3).

Lighting

26. No illumination for the mineral extraction or restoration works shall be erected or otherwise provided on the site without the prior written approval of the County Planning Authority.

Reason: To ensure that there is no problem of light spill beyond the boundaries on the site (Buckinghamshire Minerals and Waste Local Plan Policy 28).

27. No part of the development to construct the Outdoor Activity Centre facilities shall be commenced until a scheme for the external lighting of the Outdoor Activity Centre Use has been submitted to and approved in writing by the County Planning Authority. The scheme

shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: To ensure that there is no problem of light spill beyond the boundaries on the site (Buckinghamshire Minerals and Waste Local Plan Policy 28).

Flood Risk

28. The development permitted by this planning application shall be carried out in accordance with the Approved Flood Risk Assessment 'Relocation of Hillingdon Outdoor Activities Centre to New Denham Quarry including an extension to the mineral working area – Flood Risk Assessment' (May 2016 Ref.CS525X) and the following measured detailed within the FRA:

- a) The layout of the camping fields should avoid camping within low area that lies within the floodplain;
- b) Prior to the coming into use of the completed the HOAC a flood evacuation plan to ensure there are no people at risk during flood events which shall be is to be drawn up and submitted to the County Planning Authority for approval.

Reason: To reduce the risk of flooding to site users and ensure that people are kept safe during a flood event.

Surface Water Drainage

29. No part of the development shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- I. Discharge Rates;
- II. Discharge Volumes;
- III. Ground investigations, including infiltration in accordance with BRE365 and groundwater monitoring;
- IV. Detailed drainage layout with pipe numbers, gradients and pipe sizes (where applicable) and storage volumes of all SuDS features;
- V. Prioritise sustainable drainage measures; an assessment regarding the suitability of all SuDS components should be completed. Justification for any exclusions must be provided;
- VI. Phasing;
- VII. Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site;
- VIII. Details of overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to adjacent or downstream sites.

Reason: To ensure that a sustainable drainage strategy has been agreed prior to construction in order to ensure that there is a satisfactory solution to managing flood risk and to comply with the Buckinghamshire Minerals and Waste Local Plan Policy 28 and 33.

30. No part of the development shall be commenced until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the County Planning Authority. The plan should set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) following construction, with

details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Reason: To ensure that maintenance of the surface water drainage scheme and to comply with the Buckinghamshire Minerals and Waste Local Plan Policy 28 and 33.

Rusholt Brook

31. No development approved by this planning permission shall take place until the detailed design of the diverted Rusholt Brook, including cross sections and a long section, is submitted to and approved in writing by the County Planning Authority. The proposed scheme shall be implemented in accordance with the approved details.

Reason: To ensure that the design of the Brook is appropriate; that the diversion ties in both upstream and downstream of the Brook and that the sinuosity suggested is appropriate for the gradient across the site.

32. No development approved by this planning permission shall take place until a detailed planting plan that includes the river planting for the Rusholt Brook is submitted and approved in writing by the County Planning Authority. The proposed scheme shall be implemented in accordance with the approved details.

Reason: To ensure native and appropriate planting for the river.

Soil Stripping and Storage

33. Prior to the commencement of working in any new phase of the development, a scheme setting out the method of:

- a) Soil stripping, handling, storage and replacement
- b) The machinery to be used in a)
- c) The location of internal haul routes

Shall be submitted to and approved in writing by the County Planning Authority. The scheme shall also include details for the marking out of each phase with posts prior to the commencement of working. The approved details shall be implemented thereafter for the duration of the development.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses and to protect the amenities of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28 and 31).

34. Soils and upper subsoils will be replaced in the correct sequence and to at least the original depths on those areas to be restored to land. Any topsoils graded 3A or above extracted from the site shall be used in the restoration of the grassland and woodland areas and less good soils used only for infill, unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses and to protect the amenities of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28 and 31).

35. No topsoil or subsoil shall be removed from the site without prior written approval from the County Planning Authority.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses and to protect the amenities of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28 and 31).

36. When being moved both to storage locations and to final surface position, topsoil and subsoil shall be transported and not bladed.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses and to protect the amenities of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28 and 31).

37. Soil stripping or movement of soil shall not be undertaken between October and March, inclusive, unless otherwise agreed in writing by the County Planning Authority. During this period, soil shall not be moved other than when the soil is in a dry and friable condition.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses and to protect the amenities of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28 and 31).

38. At least three working days' notice shall be given to the County Planning Authority of the planned commencement of soil movement operations including soil stripping, regrading or spreading of topsoil or subsoils (or subsoil substitute material). Soil movement operations shall not be carried out if the County Planning Authority advises the operator that soil conditions are not suitable.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses and to protect the amenities of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28 and 31).

39. All topsoil shall be stripped and stored separately from subsoil. Topsoil shall be stripped from areas where mounds of subsoil are to be stored.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses and to protect the amenities of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28 and 31).

40. All stored topsoil, subsoil over or underburden (soil substitute material) mounds shall be constructed with the minimum compaction necessary to ensure stability. The storage mounds shall be shaped to avoid the collection of water in surface undulations.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses and to protect the amenities of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28 and 31).

41. No storage mounds shall be traversed by heavy vehicles or machinery except where necessary for purposes of mound construction or maintenance.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses and to protect the amenities of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28 and 31).

42. Topsoil storage mounds shall not exceed 3 metres in height. Subsoil mounds shall not exceed 5 metres in height. Subsoil substitute mounds shall not exceed five metres in height and overburden bunds shall not exceed 7 metres in height, unless otherwise agreed in writing with the County Planning Authority.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses and to protect the amenities of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28 and 31).

43. All storage mounds that remain in situ for more than six months, or over the winter period, shall be grass-seeded. Weed control and other maintenance measures provided for in the landscaping scheme required subject to Condition No. 43 shall be carried out for the duration of restoration material storage. The seed mixture and application rates shall be agreed in writing with the County Planning Authority no less than one month before the completion of the construction of the first storage bund.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses and to protect the amenities of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28 and 31).

Restoration

44. Each phase to be restored to woodland shall be capped and covered with a minimum depth of one metre of suitable over material which shall include a minimum depth of 700mm of subsoil or other approved substitute material and then a 300mm of topsoil.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and waste Local Plan Policy 31)

45. Before the fill material in any phase is within one metre of the final pre settlement levels, profile markers shall be erected in that phase to show final levels of fill material, capping material, subsoil and topsoil respectively.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and waste Local Plan Policy 31).

46. The following operations shall be carried out over the filled areas to be restored prior to the placement of topsoil:

- I. All depressions and hollows shall be filled with subsoils or approved subsoil substitute material to achieve even gradients;
- II. Subsoil or approved subsoil substitute material shall be ripped or deeply cultivated in dry conditions to break up any compaction, using equipment and to depths and centres to be agreed in writing with the County Planning Authority prior to the commencement of ripping;
- III. The top 1000mm shall be free of large solid objects (of a size greater than 150mm in any direction) and voids left by the removal of obstructions shall be backfilled with subsoil.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and waste Local Plan Policy 31).

Landscaping and Aftercare

47. Within three months of the date of the final replacement of topsoil on any phase to be restored in whole or in part to amenity use (and subsequent to the period of interim restoration), an aftercare scheme for a period of five years for that area shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the annual aftercare programme which shall be carried out in the first year of the aftercare period. Each year within four weeks of the annual site meeting required by Condition No. 46 (ix), a revised annual aftercare programme shall be submitted to the County Planning

Authority showing the aftercare measures which shall be carried out in the following year. Following approval in writing of the annual aftercare programme by the County Planning Authority the annual aftercare programme shall be implemented for the following 12 months.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and waste Local Plan Policy 31).

48. The first annual aftercare programme, and subsequent annual revised programmes, shall provide for:

- I. The removal of any large stones from the surface;
- II. The making up of any low spots with topsoil;
- III. The provision of a drainage scheme if required to be constructed following the annual aftercare meeting. Further details of the type, depth and spacing of drains, ditches and outfalls shall be agreed in writing with the County Planning Authority, In subsequent years of the aftercare period measures to maintain and repair the drainage system shall be taken;
- IV. An analysis of the soil acidity and nutrient deficiency;
- V. The cropping, fertilisation and drainage measures to correct acidity and nutrient deficiency and to improve soil structure to achieve a good state of cultivation and fertility;
- VI. The provision of hedges, trees and fences agreed with the County Planning Authority to provide for the efficient framing of the land and appearance of the landscape. In subsequent years of the aftercare period, measures to maintain the hedgerows, trees and fences, and replace any dead or diseased trees or shrubs, shall be taken;
- VII. The maintenance and/or provision of such means of access to, and within, the site as agreed with the County Planning Authority to be necessary for the efficient farming of the land;
- VIII. The provision of such field water supplies as agreed with the County Planning Authority to be necessary for the efficient farming of the land;
- IX. An annual site meeting which will be attended by representatives of the developer, and the County Planning Authority.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and waste Local Plan Policy 31).

49. No phase shall commence until a detailed landscaping scheme (including the details set out on approved Drawing Nos. APP 19 to APP 45 has been submitted to and approved in writing by the County Planning Authority. The scheme shall include the following details for that phase:

- I. Details of existing planting to be retained; including location and
- II. proposed protection measures;
- III. Details of size and species of trees and shrubs to be planted;
- IV. Location of planting of new trees and shrubs;
- V. Protection zones between all retained vegetation and proposed excavations and stockpiles;
- VI. A fully detailed planting proposal and specification using locally occurring indigenous species, stating the species, size at time of planting, planting spacing/densities, total plant numbers and planting protection/fencing. Hedgerow trees should be included within hedgerows. Areas of grass seeding outside of the agricultural fields should be covered by the proposal and specification. Plants should be of local provenance;
- VII. Protection measures to be provided to new planting;
- VIII. Location and details of fencing;
- IX. Five year programme of maintenance of existing and proposed new planting, including that any trees or shrubs which are damaged, become diseased or die

during the development permitted by this consent or during the aftercare period, shall be replaced in the following planting season in accordance with the details submitted in the landscaping protection and maintenance scheme.

- X. Programme for implementation including phasing to show progressive landscaping restoration proposals. The scheme shall then be implemented in accordance with the approved programme of implementation.

Reason: To ensure the satisfactory restoration of the site in the interests of local amenity (Buckinghamshire Minerals and waste Local Plan Policies 28 and 31).

50. Prior to the commencement of development hereby approved an aftercare and Management Plan for ecology shall be produced and agreed in writing by the County Planning Authority. This plan will contain:

- i. Details of when and how the restoration will take place;
- ii. A detailed management plan drawn up for all the priority habitats to be created and managed including outcome based aims to reflect the quality of the habitat that is required;
- iii. Details of species to be planted and seed mixes together with methods to establish the habitats and details of all management required;
- iv. A monitoring regime should be established to review the success of the plan;
- v. Details of the ecological lake will be included to provide optimum habitat using accepted ecology design more in line with the profile in the consented restoration scheme and the pond should be re-profiled accordingly;
- vi. Details of an appropriate lighting scheme to avoid light disturbance to priority habitats and species.
- vii. A plan of disturbance control setting out how disturbance to wildlife will be avoided during the phased restoration and ongoing operations;
- viii. Activities to be carried out in priority habitats should be identified and detailed and any proposed motorised or mechanised outdoor activities should be impact assessed.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and waste Local Plan Policy 31).

51. Prior to the commencement of development details of the of the tussocky grassland mix to be used in the restored grassland areas shall be submitted to County Planning Authority for Approval. The mix shall use diverse mix of EM5 or equivalent and must include species rich elements such as found in some of the commercial tussocky grassland mixes which will increase the biodiversity value of these grasslands. Thereafter the scheme shall be implemented in accordance with the approved details.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and waste Local Plan Policy 31).

Tree Protection

52. Prior to the commencement of the development hereby permitted a Tree Protection Plan (TPP) in accordance with BS 5837 Trees in relation to demolition, design and construction' (BS5837) shall be submitted to and approved in writing by the County Planning Authority. It shall make provision for regular arboricultural supervision to be carried out throughout the works to ensure the protective measures are adhered to and regular reports shall be submitted to the County Planning Authority to confirm the effectiveness of all agreed tree protection measures and that they are being correctly observed by the applicant.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and waste Local Plan Policy 31).

53. Compliance checks to determine the effectiveness of the tree protection fencing shall be carried out at regular intervals throughout the duration of the works and details submitted to the County Planning Authority by 31 January each year for the duration of the works on site.

Reason: To ensure adequate protection of trees.

54. Appropriate signage shall be attached to the tree protection fencing prior to works commencing to deter entry to these areas, as stated in BS583. This signage shall not be removed without prior written consent from the County Planning Authority.

Reason: To ensure adequate protection of trees.

Pollution Prevention and Control

55. The development hereby permitted shall not be commenced until such time as a scheme for each of the following areas of concern has been submitted to, and approved in writing by, the County Planning Authority.

- the storage of materials;
- the storage of chemicals;
- the storage of oil;
- the storage of hazardous materials;
- the proposed method of working;
- the provision of road and wheel cleaning facilities;
- proposed scheme for monitoring of groundwater levels and groundwater quality as the existing boreholes are lost during extraction;
- measures taken to protect existing licensed groundwater supplies likely to be affected by the proposed works. Any such scheme shall be supported, where necessary, by detailed calculations; include a maintenance programme; and establish current and future ownership of the facilities to be provided. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or any details as may subsequently be agreed, in writing, by the County Planning Authority.

Reason: Protection of the water environment is a material planning consideration and development proposals, including mineral extraction, should ensure that new development does not harm the water environment or increase the potential for groundwater flooding.

56. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the County Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect groundwater from pollution.

57. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the County Planning Authority. The scheme shall be implemented as approved.

Reason: To prevent the pollution of surface water.

58. Any facilities for the storage of oils and fuels shall be provided with secondary containment that is impermeable to both the oil, fuel and water, for example a bund, details of which shall be submitted to the local planning authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent the pollution of surface and groundwater.

59. Prior to commencement of development a site waste management plan shall be submitted to and approved in writing by the local planning authority. The site waste management plan shall be implemented as approved.

Reason: To prevent the pollution of surface and groundwater.

Archaeology

60. No development shall take place until the applicant, or their agents or successors in title, have undertaken archaeological evaluation in form of trial trenching in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the County Planning Authority. Where significant archaeological remains are confirmed these will be preserved in situ.

Reason: In order to ensure completion of the archaeological evaluation and safeguard archaeological remains discovered (Buckinghamshire Minerals and Waste Local Plan Policy 24).

61. No development shall take place until the applicant, or their agents or successors in title, have produced a Geoarchaeological Deposit Model to inform areas of high potential for Palaeolithic and Mesolithic/Neolithic sites in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the County Planning Authority. The high potential areas will be evaluated and where significant archaeological remains are confirmed these will be preserved in situ.

Reason: In order to ensure completion of the archaeological evaluation and safeguard archaeological remains discovered (Buckinghamshire Minerals and Waste Local Plan Policy 24).

62. Where significant archaeological remains are confirmed, no development shall take place until the applicant, or their agents or successors in title, have provided an appropriate methodology for their preservation in situ which has been submitted by the applicant and approved by the County Planning Authority.

Reason: In order to ensure completion of the archaeological evaluation and safeguard archaeological remains discovered (Buckinghamshire Minerals and Waste Local Plan Policy 24).

63. Where archaeological remains are recorded by evaluation and are not of sufficient significance to warrant preservation in situ but are worthy of recording no development shall

take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the County Planning Authority.

Reason: In order to ensure completion of the archaeological evaluation and safeguard archaeological remains discovered (Buckinghamshire Minerals and Waste Local Plan Policy 24).

Rights of Way

64. No part of the development shall commence until the public footpath (DEN/25/1) crossing the site has been diverted, then upgraded to bridleway and a new path constructed between Knighton-Way Lane and Denham Road in accordance with a scheme to be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of surfacing. The diverted bridleway shall be constructed in accordance with the approved details.

Reason: In order to encourage greater walking and cycling opportunities to access the site, compliment the proposed outdoor activities function and mitigate the impacts on local communities disrupted by the noise, visual intrusion and dust from the development.

65. No development shall take place until a public bridleway has been created crossing the eastern side of the rowing lake, between Knighton-Way Lane and Cherry Tree Road, and a new path constructed in accordance with a scheme to be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of surfacing. The diverted bridleway shall be constructed in accordance with the approved details.

Reason: In order to encourage greater walking and cycling opportunities to access the site, compliment the proposed outdoor activities function, connect the existing Hillingdon cycle network with quiet lanes in Buckinghamshire and mitigate the impacts on local communities disrupted by the noise, visual intrusion and dust from the development.

Hours of operation of the Outdoor Activity Centre

66. Outdoor activities authorised by this consent in connection with the operation of the Outdoor Activity Centre use hereby permitted shall only be carried out other than between the following hours:

10:00am to 6.00pm – Weekends 01st January – 31st December
10.00am to 6.00pm Monday to Friday 01st October – 30th April
10.00am to 9.00pm Monday to Friday 01st May – 31st September
10.00pm to 6.00pm Bank Holidays

No operations shall be carried out at any other time, unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Local Plan Polices 28).

Hours of operation of the Outdoor Activity Centre Clubhouse

67. Clubhouse activities shall only be carried out between the following hours:

10:00am to 10.30pm Monday to Saturday
10:00am to 6.00pm Sunday

10:00am to 6.00pm Bank Holidays

No operations shall be carried out at any other time, unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Local Plan Polices 28).

Design and Material Finishes

68. Prior to the commencement of the development hereby approved details and samples of the external facing materials proposed on the Hillingdon Outdoor Activities Centre buildings and other structures on the site, including details of the design and finish of the maintenance safety rails on buildings, and specification and material finishes of surfacing materials around the buildings, roads, car parking, activities areas, tracks, footpaths and bridleways shall be submitted to and approved in writing by the County Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with Policy EP3 of the South Bucks District Local Plan and the National Planning Policy Framework.

High Ropes Activity

69. Prior to the commencement of the development hereby approved details of the high ropes activity area including the siting and heights of apparatus shall be submitted to and approved by the County Planning Authority.

Reason: In the interests of local amenity and to comply with Policy EP3 of the South Bucks District Local Plan and the National Planning Policy Framework.

Informatives

Highways

1. Upon request the applicant will be required to submit HGV monitoring reports to the County Council to demonstrate compliance with the requirements of condition 1.
2. For avoidance of doubt to comply with the requirements of condition 2 the scheme for parking and manoeuvring will need to include the following:
 - i. A swept path analysis showing a bus/coach entering the car park, using the drop off layby, and exiting the parking area;
 - ii. Parking bays for buses/coaches;
 - iii. Tracking of a coach parking in and exiting the bus/coach parking bays;
 - iv. A 2m wide pedestrian footway linking the main clubhouse with the bus/car drop off; and
 - v. A scheme for overspill parking

Environmental Permit - Main Rivers

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Rusholt Brook, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK

website: <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits>. This may include a 16 metre buffer for any main river for quarrying and extraction of minerals.

Environment Permit – Minerals and Waste

The extraction of aggregate and restoration of the void with infill material proposed for this development will require an Environmental Permit under the Environmental Permitting Regulations 2010, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 08708 506506 for further advice to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitted Guidance' can be accessed via our main website (<http://www.environment-agency.gov.uk>).

Ordinary Watercourses

Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority (Buckinghamshire County Council) is required for any proposed works or structures, in ordinary watercourses (non-main rivers). This is also required if you are discharging to an ordinary watercourse.

Environmental Permit - Controlled Waste

This development must comply with the Environmental Permitting (England and Wales) Regulations 2010 (as amended) and will require an Environmental Permit issued by the Environment Agency. The applicant has indicated they anticipate this will continue to be regarded as a "Waste Recovery" operation, however subsequent to the recent Methley Quarry Case at the court of appeal, this is unlikely to be granted a recovery permit, therefore will be regarded as a Disposal operation and the application for the Environmental Permit will need to demonstrate the development will comply with the Landfill Directive and relevant sector guidance and will not pose a risk to the environment or human health. The applicant is advised to contact Rob Devonshire on 0203 025 9152 to discuss the issues likely to be raised.

Environmental Permit - Foul Drainage

The foul drainage (including grey water) and contaminated surface water associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2010, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 08708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed via our main website (<http://www.environmentagency.gov.uk>).

Environmental Permit - Discharge of Treated Sewage Effluent

If you wish to discharge treated sewage effluent into a surface water or to ground you may require an Environmental Permit from us. This also applies to the discharge of grey water. In some cases you may be able to register an exemption. You should apply online at: <http://www.environmentagency.gov.uk/business/topics/permitting>

or contact us for an Environmental Permit application form and further details on 08708 506506. The granting of planning permission does not guarantee the granting of a permit under the Environmental Permitting Regulations 2010. A permit will be granted where the risk to the environment is acceptable.

To qualify for a registered exemption the rate of sewage effluent discharge must be 2 cubic metres a day or less to ground or 5 cubic metres a day or less to watercourse.

You must also be able to satisfy a number of specific criteria.

A Standard Rules Permit is available for discharges of secondary treated sewage (to surface water only) of between 5 cubic metres a day and 20 cubic metres a day. Discharges of treated sewage greater than 2 cubic metres a day to ground and greater than 20 cubic metres a day to a surface water require a Bespoke Permit.

Advice to Applicant About Piling

Some piling techniques can cause preferential pathways for contaminants to migrate to groundwater and cause pollution. A piling risk assessment should be submitted with consideration of the EA guidance

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/scho0202bisw-e-e.pdf>

Licensed Abstractions

The Water Resources Assessment (volume 4.15, Table 9, Page 27) states that the applicant is unsure of whether the wells associated with licence 28/39/28/0132 abstract from the gravels. This abstraction occurs from the gravels at shallow depths of up to 2.4 metres. Any alterations to the water table within the gravels could impact on this licensed abstraction, which would be a civil matter. We would suggest the applicant safeguard the interests of the licence holder, ensuring sufficient monitoring is undertaken to monitor and address any potential impacts.

Water requirement – Dust Suppression, Wheel Washing and Concrete Batching

The Air Quality Impact Assessment (volume 4.03) identified that Earthworks and Trackout have been classified as Medium risk activities in relation to Dust Soiling (Page 4) prior to the mitigation measures outlined within the Construction Environment Management Plan (CEMP).

On review of the CEMP, there are multiple references to the use of water for mitigating the impacts of dust soiling with the aim to use non-potable water where possible (Page 25, within Table 2). Additionally, the CEMP also mentions the possibility of establishing and operating a concrete batching plant on the site (Page 59, Section 15.1.20). The proposed New Denham Quarry HOAC Scheme is situated within the River Colne catchment. The Environment Agency has published the licensing policies for managing abstractions in the Colne CAMS area. This document can be downloaded at <https://www.gov.uk/government/publications/colne-catchment-abstraction-licensing-strategy>. The licensing strategy divides abstractions into consumptive and non-consumptive activities. Mineral washing is normally considered to be non-consumptive subject to the actual process involved. Water used for dust management and concrete production is considered to be consumptive. The licensing strategy for the Colne catchment does not permit new consumptive abstraction proposals. All non-consumptive abstraction proposals are subject to a local assessment before a decision is made on any licensing proposal. We would encourage the applicant to contact us directly to discuss their licensing requirements. The applicant is advised to contact Alastair Wilson (Environment Planning Specialist, Water Resources) on 0203 025 8953 or via email at alastair.wilson@environment-agency.gov.uk

Advice to applicant – Proposed Buildings

The expectation is that all buildings that are proposed will be connected to mains water and the foul sewer system. Should this not be the case then the applicant will need to contact the Environment Agency separately, using the details above, to discuss alternative options that might be available.

The Environmental Permit

The existing Deposit for Recovery Environmental Permit only applies to the importation and deposit of waste into the excavated quarry. This is limited by permit conditions to the creation of the specific landform specified in the agreed Waste Recovery Plan. The proposed changes sought by the planning permission would alter the restoration scheme, therefore the Waste Recovery Plan would need to be amended and the permit varied accordingly. When this is reviewed in line with current guidance and legal cases, it may be regarded as a disposal operation and the variation refused.

It would not be viable to complete the works as a disposal operation (landfill) as the current operation cannot meet the minimum requirements of the Landfill Directive. This is a risk to the deliverability of the scheme which would need to be considered by the planning authority should they grant planning permission.

The site also has a separate Environmental Permit for the treatment of mining waste (via settlement in silt lagoons). The proposed scheme may have an impact on the quantity of sand and gravel produced which could change the required capacity of the silt lagoons so this may also require a variation.

Parking Facilities: particular attention must be given to parking facilities to prevent 'double parking' which could affect Fire and Rescue Service attendance.

Archaeology

The archaeological investigations should be undertaken by a professionally qualified archaeologist working to the agreed written schemes of investigation.

Fire and Rescue

Further to your planning application Buckinghamshire & Milton Keynes Fire Authority would like to remind you to consider water supplies for fire fighting, and access for fire service vehicles when you apply for Building Regulations approval. Access and facilities for the Fire & Rescue Service is a functional requirement of Approved Document Part B (ADB) of Schedule 1 to the Building Regulations 2000 (as amended). The requirement is as follows:

B5 (1) The building shall be designed and constructed so as to provide reasonable facilities to assist fire-fighters in the protection of life.

(2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.

ADB Volume 1 - Dwelling Houses, Section 11: Vehicle Access: This section gives general guidance on how to fulfil the functional requirement. If it is proposed to deviate from the general guidance given in Section 11 then it would be advisable to seek advice from the Fire Authority at the earliest opportunity.

Flats: Where blocks of flats are concerned ADB Vol 2 applies. A fire hydrant must be provided within 90 metres of the building entrance unless one pre-exists. The design of refuse storage and collection areas should be such that there are no opportunities for deliberate ignition of the refuse; furthermore any fire that may occur within the refuse areas

should not affect any habitable areas of the development. In addition, private dwellings should be provided with adequate secure bin storage, and this storage should be separated from the building by either distance or fire resisting structure.

You should also consider the following areas which are not covered by ADB:

Parking Facilities: Particular attention must be given to parking facilities to prevent 'double parking', which could affect Fire & Rescue Service attendance.

Gated Developments: Where a gated development is included within the application it is preferable that a digital lock is fitted, it is then the responsibility of the property owner to inform Buckinghamshire Fire & Rescue Service of the access codes and to update details should there be any changes