

APPENDIX A: Consultation Responses

Councillor Comments

Cllr Griffin – I object in the strongest fashion to this proposal which will not only devastate the crumbling roads we have in the area but it will bring more polluting, heavy and noisy HGV traffic into an AQMA zone which regularly fails to meet the required standards.

Furthermore this proposal is based upon another MSA application which is yet to be determined by the Strategic Sites Committee and has huge opposition from the House of Commons, Bucks Unitary Council, The Ivers Parish Council and residents.

If this is allowed to proceed the amount extracted must only be commensurate with the proposed MSA application ie to create a lower base so as to lower the buildings outline behind the tree line and then ONLY if that other application is successful. This application must not proceed on a stand alone basis and should be conditioned within the MSA proposal. I would like this called to committee if possible. There MUST also be a comprehensive Traffic Management Plan with limited operational hours. Ideally there should also be a public consultation hosted and funded by the applicant to provide residents with the opportunity to voice their concerns or support for the project.

Cllr Sullivan – call in request for this application to be scrutinised by committee, alongside fellow ward Cllr request for call in.

Cllr Matthews – This application will result in large volumes of HGV traffic on our local roads with associated air pollution. Extraction will result in noise and dust which will impact on the quality of life for our residents. The restoration plan is inadequate.

I would like to call this application in and can confirm that I have no interest in it to declare.

Parish/Town Council Comments

Iver Parish Council – 16th September 2021

The Ivers Parish Council (TIPC) objects to the application (CM/0036/21) for mineral extraction and provision of access to facilitate the development of coal Valley services associated works under planning application reference PL/20/4332/0A at land adjacent to the M25 between junctions 15 and 16 Iver Heath Bucks. The basis for our objection is set summarised below:

- The volume of sand and gravel that is proposed to be extracted well exceeds any quantity of material required to facilitate the construction of the services area. As such the extraction is contrary to Mineral Planning policies.
- The proposal envisages the construction of new access points onto the motorway (M25). This new access does not support the creation of essential new infrastructure.
- The whole of this development falls within the green belt, specifically the Colne Valley Regional Park, it is not essential works and does not meet the criteria for development within the green belt.
- The Ivers Parish area is a designated Air Quality Management Area, additional HGV traffic for the construction phase and extraction phase will further contribute to poor quality air within the area. There is abundant scientific evidence to prove the negative health impacts of residents of poor air quality. This conflicts with the National Planning frameworks' policy to promote healthy and safe communities.
- We particularly note the document provided by the Buckinghamshire Council sustainable drainage team which includes an objection and their concerns around the impacts of surface level water and flood risk. Local knowledge will readily advise that the area has significant flooding and ground waters flow into the Colne Valley water system. We also note that critical consultees have been unable to fully consider this application as they note there is insufficient information contained within the application.

We draw to your attention the United Nations Sustainability Goals in particular SDG 15, "life on land". This goal asked member states to protect, restore and promote sustainable use of terrestrial ecosystems and halt and reverse land degradation and biodiversity loss. This development proposal and its excessive extraction of non-renewable resource is in direct conflict with goal 15.

Additionally, goal 12 asks member states to be responsible in their consumption and production, the excessive extraction once again conflicts with this goal. The National Planning Policy Framework makes explicit reference to and links with the United Nations Sustainability Goals, thus making them factors to be included in the determination of planning applications.

To restate our position, The Ivers Parish Council objects to this application. As required, we have set out a range of mitigations should Buckinghamshire Council be minded to approve this development. Please see attachment A which has this listing.

Attachment A

In the event that this application is recommended for approval, substantial mitigation will be required.

- i) Any development proposal that will generate an increase in traffic in the Ivers Parish area and will be required to contribute to public realm improvements and traffic mitigation measures at key locations. (Source: Emerging The Ivers Neighbourhood Plan)
- (ii) Provision of cycleway between Potters Cross and Uxbridge, giving access to the canal towpath.
- (iii) A contribution of £250,000 to progress the development of active travel routes in The Ivers See WGFC Report (The Working Group on Footpaths & Cycleways) adopted by TIPC.
- iv) Any disadvantage to Iver Environment Centre as a result of mineral extraction must be compensated.
- v) Financial Contribution of £150,000 to install green energy technologies at TIPC buildings to assist to offset the emissions generated from this development.
- vi) Financial Contribution of £215,000 for the development of open spaces and playing fields throughout the parish to assist to offset the emissions generated from this development and provide quality of life offsets to the community.
- vii) All jobs available be advertised first to residents of The Ivers Parish. This exclusive recruitment period is to be of sufficient duration for the recruitment process to consider and select these applicants before advertising more widely. Local employment results in less emissions when travelling to work and will assist to offset the emissions generated from this development.
- viii) Significant contribution to be made by the developer to the Colne Valley Regional Park for implementation for the Colne Green Infrastructure Strategy.

Consultation Responses (Summary of comments, full comments and previous comments are available via Public Access)

London Borough of Hillingdon – No comment received.

Hertfordshire County Council – No comment received.

Slough Borough Council –

31 August 2022

Department: Development Management
Contact Name: Alistair de Joux
Contact No:
Email: planning@slough.gov.uk
Your Ref: CM/0036/21
Our Ref: SMI/2022/10

Mr. James Suter
Minerals and Waste Planning Officer
Buckinghamshire Council
Walton Street Office
Aylesbury
Buckinghamshire HP20 1UY

Via email only:

mineralsandwaste@buckinghamshire.gov.uk

Dear Mr Suter,

Town and Country Planning Act 1990 - response to further consultation

Proposal	Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA)
Location	Land Adjacent To M25, Between Junctions 15 & 16, Iver Heath, Buckinghamshire

Thank you for your consultation letter dated 19 May 2022 in which you invited comment on additional information that has been submitted by the applicant for the above application. Please accept our apologies in the delay in responding to you.

Slough Borough Council has no objections to matters contained in the additional information, but takes this opportunity to reiterate the content of our letter dated 10th December 2021, which was written in connection with this application and specifically in regards to routing HGV traffic arising from the proposed mineral extraction. I attach a copy of that letter with this one.

I trust that this response is of assistance. Please do not hesitate to contact me if you wish to discuss any aspect of the proposal.

Yours sincerely



Alistair de Joux

Principal Planning Officer

10th December 2021

Department: Development Management
Contact Name: Alistair de Joux
Contact No: 07595 466 381
Email: alistair.dejoux@slough.gov.uk
Your Ref: CM0036/21
Our Ref: SMI/2021/13

Mr. James Suter
Minerals and Waste Planning Officer
Buckinghamshire Council
Walton Street Office
Aylesbury
Buckinghamshire HP20 1UY

Via email only: mineralsandwaste@buckinghamshire.gov.uk

Dear Sir,

Town and Country Planning Act 1990

Proposal:	Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA)
Location:	Land Adjacent To M25, Between Junctions 15 & 16, Iver Heath, Buckinghamshire

Thank you for the opportunity to comment on the above application. Slough Borough Council has the following comments on the application:

Routing of construction traffic:

We request that the Construction Traffic Management Plan routes construction traffic via the M25 and the M40 Junction 1 and then A412 Denham Road or A4020 Oxford Road to reach the site. No HGVs should be routed through Slough's Local Highway Network in order to travel from / to M4 Junctions 5 or 6 via the A412 as this would have a detrimental impact on Slough's Air Quality, congestion and possibly on road safety.

I trust that this response is of assistance. Please do not hesitate to contact me if you wish to discuss any aspect of the proposal.




de Joux
Principal Planning Officer
Development Management Team

BC Ecology – 12 August 2022

Application reference:	PL/20/4332/OA
Site:	Land To The North of A4007, Slough Road, (Between Junctions 15 and 16 Of The M25), Iver Heath, Buckinghamshire
Proposal:	Outline application for a Motorway Service Area between M25 junctions 15 and 16 near Iver Heath with all matters reserved, comprising vehicular access from the M25 including new overbridge and realignment of the A4007 Slough Road, a controlled vehicular access from the A4007 for emergency vehicles only, including a staff drop off point and associated footway works to Slough Road, facilities buildings, Drive-Thru, fuel filling stations, electric vehicle charging, parking facilities, service yard, vehicle circulation, landscaping, woodland and amenity spaces, Sustainable Drainage Systems, a diverted public bridleway; together with associated mitigation and infrastructure and with earthworks / enabling works including mineral extraction.

Summary

Holding Objection; Insufficient GCN Information Provided.

The advice given in this consultation response is synonymous with that of consultation on the consultation of the proposed mineral extraction works (CM/0036/21) to facilitate the Colne Valley Services (CVS) Motorway Services site.

Matters that remain to be satisfactorily address for the CVS application include:

- Assessment of presence/absence of great crested newt and potential impacts;

Further GCN Information Required:

- **Proof of entry into Buckinghamshire Council's District Licence Scheme – via provision of a NatureSpace Report or Certificate; or**
 - **European Protected Species Mitigation (EPSM) Licensing for GCN.**
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Discussion

Background

Following my previous response in relation to the CVS minerals application on the 16th June 2022, the applicant has submitted a Position Statement (22nd July 2022) to address a number of concerns in relation to Ecology. In my previous response, the following matters remained to be satisfactorily addressed:

- Assessment of presence/absence of great crested newt and potential impacts;
- Assessment of impacts on roosting bats in structures e.g. culverts potentially directly or indirectly impacted by construction activities;
- Re-survey and assessment of impacts for bats, reptiles and badger (as well as dormouse and breeding birds, should habitats have significantly changed);
- Evidence that habitat condition assessments have been undertaken in accordance with DEFRA Metric V3.0.

This response outlines which matters have since been clarified and those that require further information from the applicant prior to determination.

Biodiversity Net Gain

The Position Statement submitted by the applicant clarifies the methodology and changes made in transferring the condition assessments from Biodiversity Metric 2.0 to V3. It is reassuring that a under-precautionary approach has been taken in valuing the existing habitats in order to not deviate too much from the original assessment.

Given that the figures present a high magnitude biodiversity net gain, well in excess of the 10% threshold and that minor changes to the metric will not influence this outcome I am happy that my concerns surrounding habitat condition assessments have been addressed.

Protected Species

Bats

The submitted Position Statement clarifies that bat activity at both ends of the culvert were low. It has been discussed since the Preliminary Roost Assessments of trees was undertaken (October 2021) that additional surveys affecting trees/structures be conditioned prior to the commencement of works. I am satisfied that a similar approach can be undertaken with direct/indirect impacts of the culvert and my concern has therefore been addressed.

Badger

The Position Statement clarified that during the Preliminary Roost Assessment of trees undertaken in October 2021 that every tree, ditch, woodland block and boundary with suitable potential for badger was investigated for evidence of badger. As stated within the Position Statement "No signs of badger or any of the other target species within 50m of the red-line boundary" were found. Similar to bats additional surveys should be conditioned prior to the commencement of works. I am

satisfied that my concern has been addressed.

Reptiles

The applicant states that "A full suite of ecological surveys were carried out in 2019, 2020 and 2021 to support the application. This includes habitat surveys and several species-specific surveys which were informed by a data search of the local data centre." Given the absence of reptiles found within the surveys and that there is an absence of recent records from the surrounding area in this scenario no resurvey will be required prior to determination.

However verification surveys will be required prior to the commencement of works.

Great Crested Newt

The development is classified as an amber impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. A total of 0.348ha is within the red zone, 0.84% of the site. Therefore under the District Licensing we can take the *de minimis* approach. As <2% of the site is red we can downgrade the zone and classify as an amber zone instead. Within an amber zone, no on-site mitigation is required.

Since submission of the Position Statement, the applicant's ecologists have been put in contact with a different ecological consultancy that completed GCN population surveys on the pond for a neighbouring application. Contact with this consultancy has confirmed the presence of GCN within the pond, both through positive EDNA testing, and the associated population assessments. The applicant will require this data, or have to undertake their own population surveys next season, should they wish to proceed with an EPS licence.

European Protected Species Licensing for GCN

Before granting planning permission, the local planning authority must satisfy itself that the impacts of the proposed development on European Protected Species (EPS) have been addressed and that if a protected species derogation licence is required, the licensing tests can be met and a licence is likely to be granted by Natural England. **In order to progress with the EPS approach, population surveys will be required prior to determination**

As a EPS licence is required the applicant will need to provide the answers to all three licensing tests, alongside a mitigation strategy. The three tests are that:

1. the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
2. there must be no satisfactory alternative; and
3. favourable conservation status of the species must be maintained.

Together with the ecologists report, which answers test 3, the applicant should provide written evidence for tests 1 & 2. This can be contained within the ecological report or as separate document.

If the competent authority is satisfied that the three tests can be met, it should impose a planning condition preventing the development from proceeding without first receiving a copy of the EPS

licence or correspondence stating that such a licence is not necessary. This approach ensures compliance with the Conservation of Habitats and Species Regulations 2017 (as amended) and enables a local planning authority to discharge its obligations under the Crime and Disorder Act and its wider duties under Section 40 of the Natural Environment and Rural Communities Act 2006 in relation to protected species.

OR

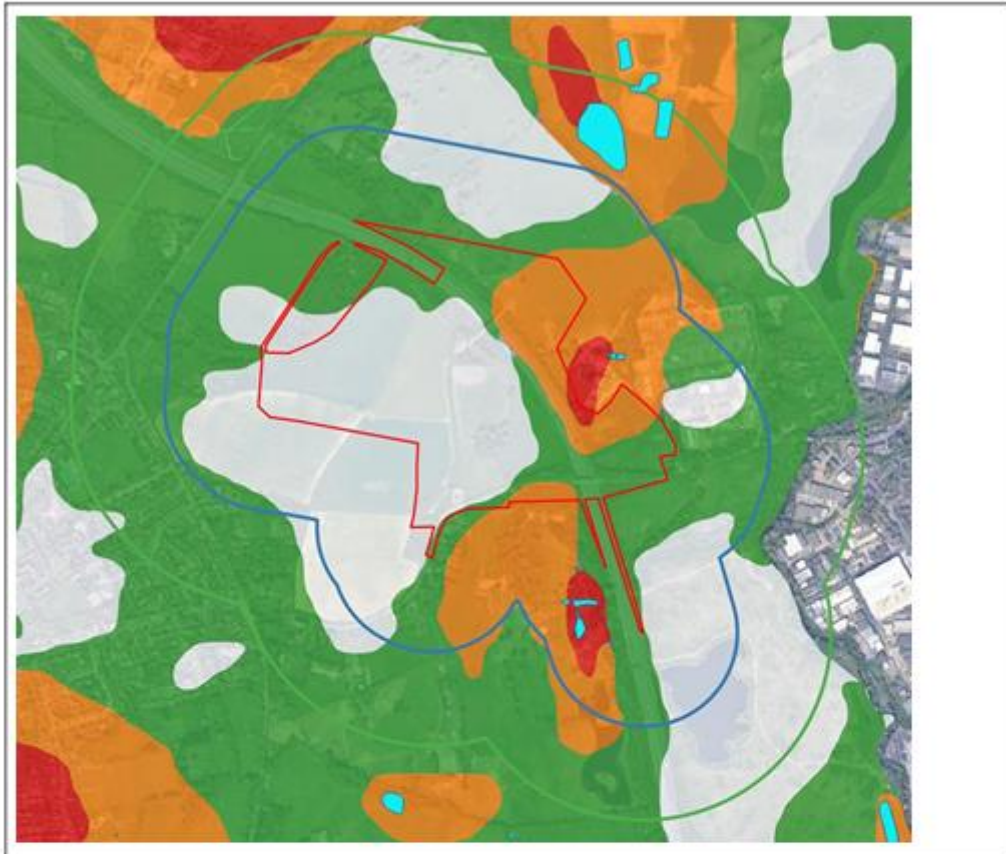
Buckinghamshire Council's District Licence for GCN

Alternatively, the District Licensing scheme (operated by the NatureSpace Partnership) can be applied for within the Chiltern & South Bucks Districts in the absence of the further information or in place of the current site-based mitigation licensing required above. Under Buckinghamshire Council's District Licence, development works that may cause impacts upon great crested newts can be authorised as part of the planning process. A NatureSpace Report or Certificate must be submitted **prior to determination** to demonstrate that the impacts of the proposed development can be addressed through Buckinghamshire Council's District Licence.

More details on the district licensing scheme can be found at www.naturespaceuk.com

Contact details: charley.scales@naturespaceuk.com or charley.scales@buckinghamshire.gov.uk

The image below shows a rough outline of the site (red) in the context of the surrounding landscape, including the impact risk zones. Ponds are shown in light blue. A 250m buffer is shown around the site in blue and a 500m buffer in green.



Legislation, Policy and Guidance

Lifespan of Ecological Reports and Surveys

Validity of ecological reports and surveys can become compromised overtime due to being out-of-date. CIEEM Guidelines for Ecological Report Writing (CIEEM, 2017) states, if the age of data is between 12-18 months, "*the report authors should highlight whether they consider it likely to be necessary to update surveys*". If the age of the data is between 18months to 3 years an updated survey and report will be required and anything more than 3 years old "*The report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated*".

Reasonable Likelihood of Protected Species

Permission can be refused if adequate information on protected species is not provided by an applicant, as it will be unable to assess the impacts on the species and thus meet the requirements of the National Planning Policy Framework (2019), ODPM Circular 06/2005 or the Conservation of Habitats and Species Regulations 2017. The Council has the power to request information under

Article 4 of the Town and Country (Planning Applications) Regulations 1988 (SI1988.1812) (S3) which covers general information for full applications. CLG 2007 'The validation of planning applications' states that applications should not be registered if there is a requirement for an assessment of the impacts of a development on biodiversity interests.

Section 99 of ODPM Circular 06/2005 states:

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations before permission is granted."

Great crested newts

Great crested newts and their habitats are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Therefore it is illegal to deliberately capture, injure, kill, disturb or take great crested newts or to damage or destroy breeding sites or resting places. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to intentionally or recklessly disturb any great crested newts occupying a place of shelter or protection, or to obstruct access to any place of shelter or protection (see the legislation or seek legal advice for full details). Buckinghamshire Council have a statutory duty in exercising of all their functions to '*have regard, so far is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*', as stated under section 40 of the Natural Environment and Rural Communities Act 2006 (NERC). As a result GCN and their habitats are a material consideration in the planning process.

Yours sincerely,

Nick Izard
Ecologist

BC Ecology (Great Crested Newts) – 26th January 2023

Application reference:	CM/OO36/21
Site:	Land Adjacent To M25 Between Junctions 15 & 16 Iver Heath Buckinghamshire
Proposal:	Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA)

Summary

No objection subject to district licence conditions:

- **The applicant has provided proof of entry into Buckinghamshire Council's District Licence Scheme via provision of a NatureSpace Report.**

For all other matters relating to Ecology please refer to the Ecology Officer's Comments.

Discussion

I am satisfied that the applicant has provided proof of entry into Buckinghamshire Council's District Licence scheme via the provision of a NatureSpace Report.

I applicant should note that works cannot commence until their stage 2 payment has been made to NatureSpace, and condition 2 as outlined in the report has been discharged. The District Licence conditions and informatives have been outlined below.

For all other matters relating to Ecology please refer to the Ecology Officer's comments.

Contact details: chloe.roberts@buckinghamshire.gov.uk

Conditions

1. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's organisational licence (WML-OR112) and with the proposals detailed on plan "Proposed CVS Minerals Site: Impact Plan for great crested newt District Licensing (Version 1)", dated 24th January 2023.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence WML-OR112.

2. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112), confirming that all necessary measures in regard to great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the local planning authority and the local authority has provided authorisation for the development to proceed under the district newt licence.

The Delivery Partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts.

Informatives

It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112) are not licensed under the GCN District Licence. Any such works or activities have no legal protection under the GCN District Licence and if offences against GCN are thereby committed then criminal investigation and prosecution by the police may follow.

Legislation, Policy and Guidance

Reasonable Likelihood of Protected Species

Permission can be refused if adequate information on protected species is not provided by an applicant, as it will be unable to assess the impacts on the species and thus meet the requirements of the National Planning Policy Framework (2019), ODPM Circular 06/2005 or the Conservation of Habitats and Species Regulations 2017. The Council has the power to request information under Article 4 of the Town and Country (Planning Applications) Regulations 1988 (SI1988.1812) (S3) which covers general information for full applications. CLG 2007 'The validation of planning applications' states that applications should not be registered if there is a requirement for an assessment of the impacts of a development on biodiversity interests.

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Great crested newts

Great crested newts and their habitats are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Therefore it is illegal to deliberately capture, injure, kill, disturb or take great crested newts or to damage or destroy breeding sites or resting places. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to intentionally or recklessly disturb any great crested newts occupying a place of shelter or protection, or to obstruct access to any place of shelter or protection (see the legislation or seek legal advice for full details). Buckinghamshire Council have a statutory duty in exercising of all their functions to '*have regard, so far is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*', as stated under section 40 of the Natural Environment and Rural Communities Act 2006 (NERC). As a result GCN and their habitats are a material consideration in the planning process.

BC LLFA – 26th May 2022

Application Reference: CM/0036/21
Location: Land Adjacent To M25 Between Junctions 15 & 16 Iver Heath
Buckinghamshire
Proposal: Mineral extraction and provision of access to facilitate the
development of the Colne Valley Services and associated works
proposed under planning application ref (PL/20/4332/OA)

Buckinghamshire Council as the Lead Local Flood Authority (LLFA) has reviewed the information provided in the following documents:

- Phase 2 – Schematic Drainage Plan (drawing no. C17_LAN_006, September 2021, ESP)
- Response to LLFA (ref. B/LH015/DOC/22, 12th April 2022, BCL Hydro)
- Chapter 10.0 Hydrology, Hydrogeology and Flood Risk (ref. 2634-01, July 2021, BCL Hydro)
- Flood Risk Assessment (ref. B/CVS/CVSMSA/FRA001/21, 13th July 2021, BCL Hydro)
- Hydrological and Hydrogeological Impact Assessment (ref. B/CVS/CVSMSA/HHIA001/21, 13th July 2021, BCL Hydro)
- Phase 1 Establishment (July 2021, Axis)
- Phase 2 Mineral Working (July 2021, Axis)

The LLFA has no objection to the proposed development **subject to the following planning condition listed below being placed on any planning approval.**

BCL Hydro have acknowledged the concerns raised on ensuring any existing flood risk is appropriately managed so as not to reduce the attenuation storage capacity for the runoff generated by the development. Any existing flood risk in the southeastern area of the site will be routed to a drainage channel, approximately one metre deep by two metres wide and routed around the southern perimeter to its outfall point on the Alderbourne as per the existing scenario. The approach to manage existing flood risk is shown on Figure 4.2 Phase 2 Mineral Working (April 2022).

Clarification has been provided on the approach to calculating the attenuation volume for the site drainage scheme. The discharge rate for the site will be limited to the Qbar runoff rate for the site which is 11.5l/s as per the submitted calculations. The additional attenuations storage required using this approach will be contained within the runoff capture/ polishing ponds within the extraction area.

In addition, the calculated discharge rate of 11.5l/s will be split across the two catchments, in line with the catchment area. Therefore, the north western pond will be limited to 6.9l/s and the eastern pond will be limited to 4.6l/s.

I would request the following condition(s) be placed on the approval of the application, should this be granted by the LPA:

Condition 1

Development shall not begin until a surface water drainage scheme for the site, based on the principles of Phase 2 – Schematic Drainage Plan (drawing no. C17_LAN_006, September 2021, ESP) and Flood Risk Assessment (ref. B/CVS/CVSMMSA/FRA001/21, 13th July 2021, BCL Hydro), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Full construction details of all surface water drainage components
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete (where necessary), together with storage volumes of all surface water storage components
- 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.
- Details of proposed 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 occupants, or to adjacent or downstream sites.

Reason: The reason for this pre-start condition is to ensure that a surface water drainage strategy has been agreed prior to construction in accordance with Paragraph 167 and 169 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

Yours sincerely,

Vikki Keeble
Sustainable Drainage Team Leader

Highways DM – 15th September 2021

Application Number: CM/0036/21
Proposal: Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA)
Location: Land Adjacent To M25 Between Junctions 15 & 16, Iver Heath, Buckinghamshire

Thank you for your letter dated 17th August 2021 with regard to the above planning application.

I note this application seeks permission for mineral extraction required to facilitate the development of the proposed motorway service area (MSA), currently within the planning process under application PL/20/4332/OA. The Highway Authority has provided an initial response for the aforementioned MSA application which requested additional information and a follow-up response is currently being worked on. This application will therefore be assessed in light of the synonymus application for the MSA.

As within the application for the MSA, it is proposed to upgrade and use an existing field access from Slough Road for the initial months of construction until the accesses from the M25 have been built. Initially, this was estimated to take 3 months. After which, all construction access can be taken directly from the M25. However, within the current application, it has been stated that constructing the accesses from the M25 will now take 6 months, thus extending the period of time in which the use of the local highway network will be required.

The applicant has submitted a predicted two-way traffic impact over a 24-hour day which includes both vehicles and HGV's specifically. The largest percentage increase in vehicles is expected along Slough Road to the east of Bangors Road junction (1.2%) and the largest percentage increase in HGV's is expected along Slough Road close to the site access (2.8%) and along Slough Road between the junction of the A412 and Bangors Road (0.8%). Whilst there is shown to be an increase in both all vehicles and HGV's, the amount is considered to remain negligible over a temporary period of 6 months. Therefore, the Highway Authority is satisfied that the proposed application will not have a detrimental impact on the local highway subject to the submission of a detailed construction traffic management plan (CTMP) prior to the commencement of the development.

Mindful of the above, I have no objection to the proposed development, subject to the following condition being included on any planning consent you may grant:

Condition 1: Prior to commencement of the development a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority for alterations to the existing field access onto Slough Road for temporary construction purposes. The access shall be constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

Condition 2: Within 1 month of the construction access being made available from the M25 the temporary construction access off Slough Road is to be amended to facilitate the staff drop-off/emergency access and shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to provide a safe and suitable route for all users of the proposed access.

Condition 3: No part of the development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by the Local Planning Authority, in conjunction with the Highway Authority. The CTMP shall include details of:

- i) A construction programme for the MSA
- ii) Number of HGV movements (with an agreed daily maximum)
- iii) Number of site operative LGV movements
- iv) The routing of construction vehicles
- v) Pre-condition surveys
- vi) Measures/systems to manage HGV construction traffic
- vii) The parking of vehicles of site operatives and visitors
- viii) Loading and unloading of plant and materials
- ix) Storage of plant and materials used in constructing the development
- x) Wheel washing facilities

The approved plan shall be adhered to throughout the construction period.

Reason: In the interests of highway safety, convenience of highway users and to protect the amenities of residents

Informatives:

S278 Agreement - Highway works

- The applicant is advised that the offsite works and alterations to the access onto Slough Road will need to be constructed under a section 278 of the Highways Act legal agreement. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact Highways Development Management at the following address for information: -

Highways Development Management
6th Floor, County Hall
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
Telephone 01296 395000

<https://www.buckscc.gov.uk/services/transport-and-roads/highways-development-management/apply-online/section-278-agreement/>

Signs in the Highway

- It is not the policy of the County Council to approve the erection of signs or other devices of non-statutory nature within the limits of the highway. If such signs are erected the County Council will remove them.

Mud on the Highway

- It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

Obstruction on the Highway

- No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

Works on the Highway

- The applicant is advised that as part of the detailed design of the highway works required by the above condition, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street/furniture equipment.

Pre-condition surveys - Construction Management

- The applicant is advised to contact the Highways Development Management delivery team to determine the extent of pre-condition surveys.

I trust these comments have been of some assistance.

Yours sincerely

Lucy Molloy

**Highways Development Management Officer
Highways Development Management
Planning Growth & Sustainability**

BC Landscape Advisors – 15 September 2022

Landscape Review of Planning Application for Development Management

Jacobs has been commissioned by Buckinghamshire Council (BC) to undertake a landscape review of the above planning application and to prepare a landscape consultation response based upon the following and any specific client instructions or modifications of the following as recorded below under CONTEXT

- Professional and technical evaluation of the submitted application;
- Assessment of whether the methodologies and study methods within the application documents are consistent with landscape best practice guidance;
- Assessment of whether the interpretation of the results and impact assessments are appropriate;
- Consideration of the landscape and visual effects (including cumulative effects with other developments where applicable), and the appropriateness and adequacy of the proposed mitigation during both the construction and operational periods;
- Assessment of compliance with BC planning policy and landscape character assessments; and,
- Response to specific issues to resolve non-compliance, and the identification of appropriate planning conditions and / or informatives.

This letter presents the findings of the review and is set out to the standard format requirements of BC for consultation responses.

DATE OF REVIEW: 28 August 2022

SUMMARY

Most effects have been assessed as of low significance and would occur during both the construction and operational phases, with the loss of mature vegetation extending the duration of effects on landscape character throughout the establishment of the landscape treatment. The application does not sufficiently document landscape character and visual effects beyond

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SE1 2QG

the completion of the mineral extraction per se, which should be addressed, and the fallback restoration scheme can be improved to better reinstate key landscape features and structure. Following completion and establishment of an improved fallback restoration scheme the physical fabric of the mineral extraction area would be generally comparable to the baseline prior to development in terms of layout and landform albeit at a lower level, whilst other areas used for construction access and compounds would be reinstated generally as per the baseline and at current levels.

KEY APPLICATION DRAWINGS/DOCUMENTS REFERENCED

ES Volume 3

Figures 5.1a, 5.1b (ZTVs and viewpoints)

ES Volume 5

Updated Chapter 4 Scheme Description

Updated Figures 4.1, 4.2, 4.3 (Scheme working and cross sections)

Updated Chapter 5 Landscape and Visual Effects

Appendix 5-1 LVIA Methodology

Updated Appendices 5-2a, 5.2b, 5.2c, 5.2d (Extracts from character and strategy documents)

Updated Appendices 5-3, 5.4 (Effects on landscape character and viewpoints)

Updated Figures 5.1a, 5.1b (South Bucks and Colne Valley landscape character)

Updated Figures 5.2a-k (Viewpoint visualisations 1-11)

Additional Chapters 14 Fall Back Restoration, and 15 Secondary Effects

Updated Chapter 16 Summary of Effects

Figure 14.1 Mineral Restoration Without MSA Development

Updated Appendix 6-10 Arboricultural Impact Assessment

SITE VISIT

None. NB Site visit was carried out by LDA in October 2021 – see below.

CONTEXT

CM/0036/21 is for mineral extraction and provision of access to facilitate the proposed Colne Valley Services (CVS) for the M25 and associated works proposed under PL/20/4332/OA.

BC appointed LDA to review the Landscape and Visual Impact Assessments (LVIA) accompanying the related 2020 CVS and 2021 mineral applications. The LDA review report (Colne Valley MSA LVIA Review on Behalf of Buckinghamshire Council January 2022) noted that residual effects predicted are the same for both LVIA's (each assuming that the CVS would be built) and disagreed with some LVIA evaluations and assessments LDA identified key findings (recommendations).

Revised LVIA's and other documentation were submitted in 2022 for both applications. The mineral application now provides a 'fall back restoration' should the mineral extraction be completed but the MSA does not subsequently proceed. The updated Environmental Statement (ES) and LVIA for the mineral application continue to assume subsequent use of the land for the CVS with the exception of additional Chapters 14-16.

As instructed by BC, there has been no further analysis and comment upon the overall LVIA methodology applied. Accordingly, only change or no change to the LVIA in response to the key

findings of the LDA review report, and the 'fall back restoration' proposal have been considered. Changes to the application since the LDA review that are unrelated to and not covered by the LDA review report and are relevant to landscape and visual considerations have been included. No review has been undertaken of PL/20/4332/OA.

NB In view of the BC instruction the full review approach as set out in the Landscape Institute publication 'Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)' Technical Guidance Note 1/20 (10 Jan 2020), has not been adopted. However, the general principles therein have been applied.

DETAILED COMMENTS

1. ISSUE- CHANGES TO APPLICATION IN RESPONSE TO LDA VIA REVIEW REPORT

Section 6 of the LDA review report includes 'key findings' in relation to both the CVS and mineral applications. The revised application documents for the mineral application only have been reviewed to assess the response to the key findings (paraphrased below).

Section 7 Appendix: Landscape and Visual Effects Review tabulates the LVIA outcome re landscape fabric, landscape character and views, and shows where LDA disagree with the evaluations and assessments.

RESPONSE TO ISSUE

Para 6.1.3- Specific LVIA of the 'construction' and 'operation' period of the mineral application.

Comment 1.1: Now provided, however the revised application does not separately assess effects during the mineral extraction (construction and operation) period, and during the restoration and post restoration period, ie restoration to farmland and new habitat and thereafter. Effects are considered only during the 'enabling works/construction' (months 1-6) and 'operational minerals extraction' (months 6-10). There is no assessment of effects during the restoration (which could be expected to be generally similar to during minerals extraction) and subsequently at Years 1 and 15 as is normal LVIA practice. See also Comments 4.1 and 5.1.

Para 6.1.3- Inclusion of a post-mineral extraction restoration plan as a contingency.

Comment 1.2: Rectified in revised application documents - the application now includes a post-mineral extraction restoration plan as a contingency. See related comments below - see Issue 2

Para 6.1.5- 'Value' not clearly defined in the visual assessment, potentially resulting in under/over stating of visual receptor value and subsequently sensitivity.

Comment 1.3: No change relating to 'value' has been made in the revised methodology set out in Updated Appendix 5-1: Landscape and Visual Impact Assessment Methodology

Para 6.1.10 - No quantitative assessment of the construction and operational effects on the Colne Valley Regional Park overall as a landscape receptor.

Comment 1.4: No change has been made, the LVIA continues to consider effects on landscape character areas only.

Section 7 – Revisions suggested by LDA to correct under and over statement of effects .

Comment 1.5: Not applicable to this updated application . (The residual effects originally predicted and upon which LDA commented, assumed that the CVS was built The revised LVIA considers only the effects of the mineral extraction .)

2. ISSUE- FALLBACK RESTORATION

The proposed fallback restoration scheme as described in Additional Chapter 14 Fall Back Restoration; Additional Appendix 14.1 Biodiversity Net Gain Calculations; and Additional Figure 14.1 Mineral Restoration Without MSA Development; contains no details regarding timescales or duration , only the general comment in para 14.2.7 of Chapter 14 that "All works would take only a few months, but timing could depend on weather conditions for soil spreading." The proposals for reinstatement of the land and associated landscape and planting proposals are outline only and do not depict landscape features that would be removed.

RESPONSE TO ISSUE 2

Comment 2.1: Clarification is appropriate of the durations and the timing of the restoration phase should the CVS not proceed i.e., covering the reinstatement of the land to productive use following mineral extraction , the completion of all other reinstatements, and the full implementation of the fallback restoration proposals.

Comment 2.2: A condition is appropriate to provide full details and specifications for the fallback restoration scheme including placement of overburden and soils, agricultural works and seeding; fencing; planting of trees and hedgerows; 5-year aftercare and establishment management programme. See also Comment 3.1.

Comment 2.3: A condition is appropriate requiring provision for the fallback restoration within a Construction Environmental Management Plan (CEMP) and a Landscape & Ecological Management Plan (LEMP).

Comment 2.4: To assist in ready understanding of the proposed landscape change, amendment of Additional Figure 14.1 Mineral Restoration Without MSA Development would be helpful to show in outline the woodlands and hedgerows that would be removed. (The Arboricultural Impact Assessment shows trees to be removed for the CVS application but does not identify removals required for the mineral extraction only .)

3. ISSUE- LANDSCAPE FABRIC

The significant loss of trees including a strong hilltop tree belt constituting a local landscape feature is not fully addressed in the fallback restoration scheme which provides dispersed small areas of new woodland planting only . The applicant refers in Additional Chapter 15 Secondary Effects and Updated Chapter 16 Summary of Effects to these losses being outweighed by on site and off site planting under the CVS proposals, however this is not relevant to the fall back restoration.

The proposed landform at a lower level is designed as a platform for the CVS and is not specifically designed as a restoration landscape. Nevertheless, the proposed landform is overall

considered acceptable as a restorationlandform subject to appropriate interface between undisturbed and restored ground.

Whereas the selection of viewpoints has been previously discussed and accepted, it is noted that in the vicinity of Viewpoint 9 there is a very useful view to the eastern part of the application area north westwards from the bridge carrying the A4007 Slough Road over the M25. This view is available to road users including walkers and would allow unrestricted views to the application area during construction and operational phases. The importance of the hilltop tree belt in providing a strong skyline is quite evident from this location.

RESPONSE TO ISSUE 3

Comment 3.1: To maintain the strong skyline feature it would be appropriate to reinstate a strong tree belt at the time of preparation of detailed landscape proposals - see also Comment 2.2.

Comment 3.2: To assist in ready understanding of the change of levels proposed, amendment of Updated Figure 4.3 Cross Section would be helpful to depict final restoration levels (including overburden and soils) that provide a smooth transition between existing and restored ground, and amendment of Additional Figure 14.1 Mineral Restoration Without MSA Development to show existing and proposed contours.

4. ISSUE- LANDSCAPE CHARACTER

ES Volume 5 Updated Appendix 5-3 Effects on Landscape Character(now provided in response to para 6.1.3 of the LDA review report – see above)describes effects and significancebased entirely upon assessment ofenabling works/construction during months 1 -6, followed by minerals extractions operations during months 6 -10. No formal consideration is given beyond this 10-month period of ongoing effects during restoration to the fallback scheme (timescales unknown – see Comment 2.1), nor of residual effects following restoration for which reliance is placed upon the short para 14.3.1 in Additional Chapter 14.0 Fallback Restoration which concludes (paraphrased) that 'effects upon the physical fabric of the site and upon the character of the surrounding landscape would be negligible and would not be significant.'

RESPONSE TO ISSUE 4

Comment 4.1: Amendment is appropriate to Updated Appendix 5-3 to consider the full operational period (i.e. up to and including the completion of the fallback restoration scheme) and residual effects following restoration at Year 1 and at Year 15.

5. ISSUE- VISUAL

ES Volume 5 Updated Appendix 5-4 Effects on Viewpoints (now provided in response to para 6.1.3 of the LDA review report – see above)describes visual effects and significancebased entirely upon assessment of enabling works/construction during months 1 -6, followed by minerals extractions operations during months 6 -10. These effects are also summarised in Table 5.2 of the Updated Volume 5 Chapter 5.0 Landscape & Visual Effects.

No formal consideration is given beyond this 10-month period to the ongoing effects during restoration to the fallback scheme (timescales unknown – see above), nor to the residue effects

following restoration for which reliance is placed upon the short para 14.3.2 in Additional Chapter 14.0 Fallback Restoration which concludes that 'effects would be negligible at worst and would not be significant.'

RESPONSE TO ISSUE 5

Comment 5.1: Amendment is appropriate to Updated Appendix 5-4 to consider the full operational period (i.e., up to and including the completion of the fallback restoration scheme) and residual effects following restoration at Year 1 and at Year 15.

6. ISSUE- CUMULATIVE EFFECTS

Since the LDA review report and the update of the LVIA, a major planning application PL/22/2657 /FA has been submitted relating to two expansion areas at Pinewood Studios.

RESPONSE TO ISSUE

Comment 6.1: It is considered unlikely that the cumulative landscape and visual effects would be of greater significance with this latest application compared to planning permission PL/20/3280/OA for extension southwards of Pinewood Studios that is considered by the LVIA.

COMPLIANCE WITH POLICY

It is considered that the proposals suitably amended and conditioned would not be contrary to the following policies:

Buckinghamshire Minerals and Waste Local Plan ('BMWLP') 2016-2036 (Adopted July 2019) - Policies 16, 18, 20, 21 (Green Belt), 24 and 25.

South Bucks Core Strategy adopted in February 2011- Core Policy 9.

SUMMARY

Most effects have been assessed as of low significance and would occur during both the construction and operational phases, with the loss of mature vegetation extending the duration of effects on landscape character throughout the establishment of the landscape treatment. The application does not sufficiently document landscape character and visual effects beyond the completion of the mineral extraction per se, which should be addressed, and the fallback restoration scheme can be improved to better reinstate key landscape features and structure. Following completion and establishment of an improved fallback restoration scheme the physical fabric of the mineral extraction area would be generally comparable to the baseline prior to development in terms of layout and landform albeit at a lower level, whilst other areas used for construction access and compounds would be reinstated generally as per the baseline and at current levels.

CONDITIONS AND/OR INFORMATIVES

The application is not accompanied by a detailed landscape proposal, nor an establishment maintenance plan based upon stated management objectives. Conditions are appropriate as identified under Comments 2.2 and 2.3.

NB Standard condition codes and informatives suitable for use in minerals and waste applications have not yet been provided by BC to Jacobs Jacobs is able to comment upon and assist in the drafting of conditions and informatives if so required.

ADDITIONAL INFORMATION REQUESTED

No additional information is required for purposes of responding to the landscape consultation.

MINOR POINTS

ES Volume 3 Figure 5.1b ZTV and Viewpoints has not been adjusted to relate to the mineral extraction and access works only. It continues to show in pink the ZTV based on the proposed 14m high CVS main amenity building and in yellow the ZTV relating to 4.5m high HGVs. The latter would be generally applicable to the mineral working and restoration but can be expected to include part but not all of the pink area.

It should be noted that the methodology applied to the LVIA assessment makes the judgement that 'greater than moderate effects are more likely to be significant.' Typically, LVIAs adopt moderate as the start point for significant effects. In this assessment the adoption of moderate as the start point would increase to significant the effects on landscape character for CVCA Colne Valley: A412 to Iver only.

Direction of view is stated on Updated Figures 5.2a-k Viewpoint Visualisations 1-11 but could usefully have been shown also on ES Volume 3 Figure 5.1b ZTV and Viewpoints.

The extent of tree removal indicated by labelling on Updated Figure 5.2f Viewpoint 6 includes trees to the east of the M25 which would be removed for the CVS development, but which would not require removal for the mineral application.

All viewpoint visualisations use annotated photographs dating from October 2020 when leaves were still on trees, and do not illustrate worst case scenario from each viewpoint.

Please contact me if you would like to discuss any aspect of the above.

Yours sincerely



Jon Mullins BSc MA CMLI Senior Consultant Landscape Architect jon.mullins@jacobs.com

BC Arboriculture – 20th May 2022

There are no current Tree Preservation Orders within the site. A parcel of Ancient Woodland (AW) is situated within the site and there are two parcels of AW situated just outside the site on the southern and northern boundary of the site. The Forestry Commission is a non-statutory consultee on developments in or within 500m of an AW <http://www.forestry.gov.uk/forestry/infd-98uh7n>. Joint standing advice by FC and NE can be found on the following link <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences> which outlines what LPA's should consider when development is near ancient woodland or/and veteran trees. Forestry Commission Area Office contact details <http://www.forestry.gov.uk/england-areas>.

As outlined previously for planning application PL/20/4332/OA (pending consideration) I requested a planning condition for a AMS to be submitted if permission is permitted following review of arboricultural information (AIA) submitted to help support planning application.

For this waste and mineral application an AMS is required to take into account the proposed mineral extraction and provision of access to facilitate the development of the Colne Valley Services which also includes the removal of trees as shown on submitted plans. ES appendix 14.1 volume 5 (12 April 2022) covers biodiversity net gain with information on habitat loss and retention. I have reviewed Arboricultural Impact Assessment (January 2022) by Barton Hyett Arboricultural Consultants which is in accordance with BS 5837 guidance. As outlined in paragraph 9.3. "An AMS and finalised TPP will need to be produced. Where the feasibility of a scheme has been agreed upon by the Local Planning Authority, this detail can be agreed and submitted later as part of a reserved matters application or pre-commencement planning condition (by agreement with the applicant)".

If planning permission is permitted I would suggest following planning condition:

No works or development (including for the avoidance of doubt any works of demolition/site clearance) shall take place until a Arboricultural Method Statement (AMS) with Tree Protection Plan (TPP) has been submitted in accordance with current British Standard 5837 and approved in writing by the Local Planning Authority.

Ground protection measures including protective fencing shall be erected or installed prior to the commencement of any works or development on the site including any works of demolition and shall conform to current British Standard 5837 specification guidance. The approved fencing and/or ground protection measures shall be retained and maintained until all building, engineering or other operations have been completed. No work shall be carried out or materials stored within the fenced or protected areas without prior written agreement from the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

The AMS and TPP shall include:

- 1.) Detailed plans showing location of the protective fencing including any additional ground protection whether temporary or permanent;
 - 2.) Details as to the location of proposed and existing services and utilities including sustainable drainage, where these are close to Root Protection Areas (RPAs);
 - 3.) Details as to the method, specification and materials to be used for any "no dig" cellular confinement systems where the installation of no-dig surfacing is within the Root Protection Areas of retained or planted trees is to be in accordance with current nationally recognised best practice guidance British Standard BS 5837 and current Arboricultural Guidance Note 'Cellular Confinement Systems Near Trees (area within the development to which it applies); demonstrating that they can be accommodated where they meet with any adjacent building
-

damp proof courses.

4.) Details of all proposed Access Facilitation Pruning, including root pruning, as outlined in current British Standard 5837 guidance shall be carried out in accordance with current British Standard 3998.

5.) All phases and timing of the project, including phasing of demolition and construction operations, in relation to arboricultural matters and details of supervision and reporting by a qualified arboriculturist is to be sent to the Local Planning Authority planning department.

6.) Siting of work huts and contractor parking; areas for the storage of materials and the siting of skips and working spaces; the erection of scaffolding and to be shown on submitted TPP.

Reason: To maintain the amenity of the area and ensure retained trees, shrubs and hedges are not damaged during all phases of development to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 by ensuring the development accords with method statement and that the correct materials and techniques are employed which conform to current British Standard 5837 specification guidance. I did not see any comments from FC or Woodland Trust in regards to AW within and adjacent to the site. Please ensure the FC is consulted as they are non-statutory consultee on developments in or within 500m of an AW <http://www.forestry.gov.uk/forestry/infd-98uh7n> so that current government guidance for AW and veteran trees are fully considered by the council during the process of this application.

Tree Officer / Arboriculture Comment – 14 October 2022

As you aware I have made previous comments on the above application 14 Jan 2021, 26 July 2021 and 25 May 2022. I have also made comments on CM/0036/21 on 19 Aug 2021, 20 May 2022.

The 20 & 25 May 2022 comments for both applications was in regards to the submitted Arboricultural Impact Assessment (January 2022) by Barton Hyett Arboricultural Consultants. As outlined in the tree report there are a number of veteran trees within or adjacent to the site that are either being retained or removed. I consider this report to be to a high standard in the condition and description of trees within the site.

I visited the site yesterday with Graham who kindly had the AIA report above so were able to view T62, T60, T59, T11. The attached document are pictures of T60, T59 & T11. We could not gain access to all parts of the site so we could not assess T12 & G6.

- * T12 is described in detail paragraphs 6.9 - 6.15 as a notable and emerging veteran tree.
- * T60 is described in detail paragraphs 6.16 - 6.18 as a notable tree but lack of veteran characteristics.
- * G6 is described in detail paragraphs 6.22 - 6.32 and basically this group of alders has a mixture of notable, veteran and ancient trees.

In my opinion:

- * T11 notable.
- * T59 notable.
- * T60 veteran.
- * T62 notable.

Tree Officer / Arboriculture Comment – 12 September 2023

Graham

Following review of your various photographs of T12 in my opinion it would be notable.

Richard

Tree Officer / Arboriculture Comment – 15th September 2023

From: Richard Garnett <Richard.Garnett@buckinghamshire.gov.uk>
Sent: Friday, September 15, 2023 1:25 PM
To: James Suter <james.suter@buckinghamshire.gov.uk>
Cc: Graham Mansfield <Graham.Mansfield@buckinghamshire.gov.uk>
Subject: FW: Colne Valley Motorway service area- Iver Heath CM/0036/21 and PL/20/4332/OA

James

T65

They may following recent arboricultural assessment determine to remove this tree for the construction of the SUD but it could be easily retained as a snag/monolith.

I do not consider it to be veteran and agree with the findings of the Barton Hyett Associates AIA (Jan 2022) paragraphs 6.20 – 6.21.

Richard

Woodland Trust – 26th September 2022

Objection – Direct loss and deterioration of ancient woods and trees

As the UK's leading woodland conservation charity, the Woodland Trust aims to protect native woods, trees and their wildlife for the future. We own over 1,000 sites across the UK, covering over 30,000 hectares and we have over 500,000 members and supporters. We are an evidence-led organisation, using existing policy and our conservation and planning expertise to assess the impacts of development on ancient woodland and ancient and veteran trees. Planning responses submitted by the Trust are based on a review of the information provided as part of the application to the local authority.

Veteran Trees

Natural England's standing advice on veteran trees states that they "*can be individual trees or groups of trees within wood pastures, historic parkland, hedgerows, orchards, parks or other areas. They are often found outside ancient woodlands. They are also irreplaceable habitats. A veteran tree may not be very old, but it has significant decay features, such as branch death and hollowing. These features contribute to its exceptional biodiversity, cultural and heritage value.*" We consider that not all veteran trees are ancient, but all ancient trees are also veteran trees.

We **object** to this application on the basis of loss, damage, and deterioration of veteran trees, as well as other notable and over-mature trees, as outlined in our consultation response dated 18th August 2021 to application PL/20/4332/OA. We are concerned about numerous trees detailed within the applicant's various arboricultural reports. We note that multiple assessments of the trees in question have been undertaken, but we wish to maintain our position with respect to the following trees:

Tree number	Species	WT Categorisation	Impact
T4	Oak	Veteran	RPA encroachment
T11	Oak	Notable	Direct loss
T12	Oak	Veteran	Direct loss
T60	Oak	Veteran	Direct loss

T65	Oak	Veteran	Direct loss
G6f	Alder	Veteran	RPA encroachment

Deterioration of Ancient Woodland

We also hold serious concerns about the proximity of the proposal (and therefore likely deterioration) to an area of unnamed Ancient Semi Natural Woodland (Grid reference: TQ03703883516) designated on Natural England's Ancient Woodland Inventory (AWI).

Natural England and the Forestry Commission, the Government's respective bodies for the natural environment and protecting, expanding and promoting the sustainable management of woodlands, define ancient woodland as follows within their standing advice¹:

"Ancient woodland takes hundreds of years to establish and is defined as an irreplaceable habitat. It is a valuable natural asset important for: wildlife (which include rare and threatened species); soils; carbon capture and storage; contributing to the seed bank and genetic diversity; recreation, health and wellbeing; cultural, historical and landscape value. It has been wooded continuously since at least 1600AD. It includes:

- *Ancient semi-natural woodland [ASNW] mainly made up of trees and shrubs native to the site, usually arising from natural regeneration.*
- *Plantations on ancient woodland sites – [PAWS] replanted with conifer or broadleaved trees that retain ancient woodland features, such as undisturbed soil, ground flora and fungi"*

Planning Policy

The National Planning Policy Framework, paragraph 180, states: *"When determining planning applications, local planning authorities should apply the following principles:*

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶³ and a suitable compensation strategy exists;"

Footnote 63, defines exceptional reasons as follows: *"For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat."*

There is no wholly exceptional reason for the development in this location and as such this development should be refused on the grounds it does not comply with national planning policy.

Further to this, paragraph 174 of the NPPF states the following: *"Planning policies and decisions should contribute to and enhance the natural and local environment by: minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures".* Where an application involves the loss of irreplaceable habitats, such as veteran trees, net gain for biodiversity cannot be achieved. The development should be evaluated as meeting the wholly

¹ <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

exceptional test before any compensation strategy is considered for the loss of irreplaceable habitats.

Impacts to Veteran Trees

The proposed scheme will require the loss of three veteran and one notable oak tree to facilitate site access and the surface water attenuation basin, plus root encroachment to a further two veteran trees. We note that the Arboricultural Impact Assessment has been revised in response to our previous consultation reply to application PL/20/4332/OA. However, we maintain our position with respect to the veteran status of numerous trees on site, and we refer you to said consultation response for further detail.

It is essential that no ancient or veteran trees are lost as part of the development. The loss of any such trees can have a significant impact on local wildlife, particularly those which depend on the habitat provided by veteran trees. Any loss of veteran trees can also be highly deleterious where there is a wider population of veteran trees within close proximity, which may harbour rare and important species.

We understand that where trees have been acknowledged as veteran specimens on site, Natural England and the Forestry Commission's standing advice regarding veteran buffer zones has been applied. We would therefore request that all trees considered 'notable' by the applicant and/or 'veteran' by the Trust should be protected in line with this guidance, to ensure that these trees continue to provide sufficient habitat for wildlife as they continue to develop veteran features (if not already present).

Impacts to Ancient Woodland

Our concerns for this scheme also relate to the proximity of the mineral void area to an unnamed parcel of ancient woodland. Whilst we note that a buffer zone has been provided to the ancient woodland, we are uncertain on the exact distance between the wood and the mineral void area.

Natural England and Forestry Commission have identified impacts of development on ancient woodland and veteran trees within their standing advice (please see the annex at the foot of this document for the full range of impacts outlined). This guidance should be considered Government's position with regards to development impacting ancient woods and trees, although Natural England and Forestry Commission should still be consulted for specific comment on this application.

We are specifically concerned about the following impacts to the ancient woodland:

- Pollution occurring from by-products of the quarrying activity e.g. stone dust, airborne soil particles from the movement, storage and stripping of soils, transport emissions, and chemical impacts from works. These can alter the composition of plant communities through differentially stimulating or changing competitive interactions that determine relative species abundance and diversity.
 - Disturbance by noise (blasting), floodlighting, vibration, trampling and other activities from the development during both construction and operational phases.
 - Hydrological changes altering ground water and surface water quality and quantity. Run off, drainage issues and dust loaded rainwater drift from the development will result in changes to the characteristics and quality of adjacent woodland's water sources from pollution, contamination etc.
-

When land use is further intensified such as in this situation, woodland plant and animal populations are exposed to environmental impacts from the outside of a woodland. In particular, the habitats become more vulnerable to the outside influences, or edge effects, that result from the adjacent land's change of use. These can impact cumulatively on ancient woodland - this is much more damaging than individual effects.

Mitigation for Ancient Woodland Impacts

Detrimental edge effects have been shown to penetrate woodland causing changes in ancient woodland characteristics that extend up to three times the canopy height in from the forest edges. As such, it is necessary for mitigation to be considered to alleviate such impacts. Natural England and Forestry Commission have also produced guidance on mitigation measures to alleviate impacts to ancient woods and trees within their standing advice (please see the annex at the foot of the document).

Additional mitigation approaches are also outlined in our Planners' Manual²; these measures would help ensure that the development meets policy requirement and guidance and include:

- Non-invasive root investigation for ancient trees and protection beyond the limit of the usual investigative tools.
- Retaining and enhancing natural habitats around ancient woodland to improve connectivity with the surrounding landscape.
- Measures to control noise, dust and other forms of water and airborne pollution.
- Sympathetic design and use of appropriate lighting to avoid light pollution.
- Implementation of an appropriate monitoring plan to ensure that proposed measures are effective over the long term and accompanied by contingencies should any conservation objectives not be met.

Buffering

Buffering ancient woodland can be an ideal mitigation measure as buffer zones can be used to establish distance between the development and habitat, which helps to alleviate harmful impacts, while also creating new areas of habitat around the ancient woodland.

With regards to the proposed quarrying works, we acknowledge that the applicants have afforded the adjacent ancient woodland with a buffer zone area which appears larger than the 15m recommended by Natural England and Forestry Commission's standing advice. However, with the potential impacts posed, the Woodland Trust adopts a precautionary principle and would advise a buffer zone of **100 metres**.

The buffer should be part-planted before construction commences on site. HERAS fencing fitted with acoustic and dust screening measures should also be put in place during construction to ensure that the buffer zone does not suffer from encroachment of construction vehicles/stockpiles, and to limit the effects of other indirect impacts.

This is backed up by Natural England and Forestry Commission's standing advice which states that *"the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic."* Further information on buffer zones is outlined in the annex below.

² <https://www.woodlandtrust.org.uk/media/3731/planners-manual-for-ancient-woodland.pdf>

Conclusion

Ancient woods and trees are irreplaceable habitats, once lost they are gone forever. Any development resulting in loss or deterioration of ancient woodland or veteran trees must consider all possible measures to ensure avoidance of adverse impact.

The Trust **objects** to this proposal on account of the direct loss and detrimental impact to ancient woods and trees. This application contravenes national planning policy designed to protect ancient woodland and veteran trees and should be considered for refusal.

If you would like clarification of any of the points raised, please contact us via campaigning@woodlandtrust.org.uk

Yours sincerely,

Nicole Moses
Campaigner – Woods Under Threat
Woods Under Threat Team

Forestry Commission – 28th June 2022

Dear Sir or Madam

Mineral extraction and provision of access to facilitate the development of the Colne Valley Services

Thank you for consulting the Forestry Commission on the proposed Mineral Extraction.

The Forestry Commission is the Government department with statutory responsibility for woodland. It is a statutory consultee for restoration of mineral workings to woodland and on all National Strategic Infrastructure Projects.

As a Non-Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development could have on woodland including ancient woodland.

Ancient Woodland

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover.

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless *“there are wholly exceptional reasons¹ and a suitable compensation strategy exists”* (National Planning Policy Framework paragraph 180).

We also particularly refer you to further technical information set out in Natural England and Forestry Commission’s [Standing Advice on Ancient Woodland](#) – plus supporting [Assessment Guide and Case Decisions](#).

One of the most important features of ancient woodlands is the quality and inherent biodiversity of the soil; they being relatively undisturbed physically or chemically. This applies both to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS).

Direct effects of development can cause the loss or deterioration of ancient woodland or ancient and veteran trees by:

- damaging or destroying all or part of them (including their soils, ground flora or fungi)
- damaging roots and understorey (all the vegetation under the taller trees)
- damaging or compacting soil
- damaging functional habitat connections, such as open habitats between the trees in wood pasture and parkland
- increasing levels of air and light pollution, noise and vibration
- changing the water table or drainage
- damaging archaeological features or heritage assets
- changing the woodland ecosystem by removing the woodland edge or thinning trees - causing greater wind damage and soil loss

Indirect effects of development can also cause the loss or deterioration of ancient woodland, ancient and veteran trees by:

- breaking up or destroying working connections between woodlands, or ancient trees or veteran trees - affecting protected species, such as bats or wood-decay insects
- reducing the amount of semi-natural habitats next to ancient woodland that provide important dispersal and feeding habitat for woodland species
- reducing the resilience of the woodland or trees and making them more vulnerable to change
- increasing the amount of dust, light, water, air and soil pollution
- increasing disturbance to wildlife, such as noise from additional people and traffic
- increasing damage to habitat, for example trampling of plants and erosion of soil by people accessing the woodland or tree root protection areas
- increasing damaging activities like fly-tipping and the impact of domestic pets
- increasing the risk of damage to people and property by falling branches or trees requiring tree management that could cause habitat deterioration
- changing the landscape character of the area

It is therefore essential that the ancient woodland is considered appropriately to avoid the above impacts. Attached is a map showing the known ancient woodland which have been identified on the mapping system. There is a block of ancient woodland on the boundary of the working area. There could also be the potential for ancient or veteran trees in the hedgerow landscape or as isolated trees. The standing advice applies to veteran and ancient trees too.

[Planning Practice Guidance](#) emphasises: *'Their existing condition is not something that ought to affect the local planning authority's consideration of such proposals (and it should be borne in mind that woodland condition can usually be improved with good management).'*

When considering the ancient woodland it is important to note that woodland under 2 hectares may not appear on the Ancient Woodland Inventory but may still have ancient woodland characteristics so we would support that a detailed investigation is undertaken to ascertain whether any additional ancient woodlands exist that may be impacted by the proposed scheme.

This also applies to ancient and veteran trees. Ancient trees and veteran trees can be individual trees, or groups of trees including within hedgerows¹. Site investigations should be undertaken to identify ancient and veteran trees and suitable measures put in place to protect them.

Priority Habitat

Within the local area Deciduous Woodland has been identified which is classed as priority habitat along with the ancient woodland. They may also be other woodland. These other woodlands may have developed considerable ecological value, especially if they have been established on cultivated land or been present for many decades. It would appear that there will be woodland loss connected to the slip road to the M25 and access route from the highway.

Woodland Loss

Where there is loss of woodlands that cannot be avoided it should be included in the calculation of the compensation package for creating new appropriate woodland. Opportunities to strengthen and buffer existing woodland, especially ancient woodland, and provide connectivity should be considered.

The Forestry Commission would encourage a significant package of additional woodland creation as well as the replacement of existing woodland and hedgerow loss, which is secured in perpetuity.

Woodland Creation

It is important that the right trees are planted in the right locations and it is hoped that this project will be an exemplar of environmental net gain in line with the

¹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

Government's 25 year Environment Plan by undertaking substantial woodland creation and woodland management.

The Forestry Commission would very much welcome the opportunity to discuss the proposed locations of the new woodland following the principles of strengthening, buffering and linking existing woodland features.

We would welcome a statement on ensuring biosecurity is a priority with the introduction of tree species to the proposed area. We would welcome the use of the Plant Healthy scheme [Welcome to Plant Healthy - Plant Healthy](#) to ensure that there are no negative affects to the local landscape from pest and disease.

We would also like to highlight the need to remind applicants that tree felling not determined by any planning permission may require a [felling licence](#) from the Forestry Commission.

We hope these comments are helpful to you. If you have any further queries, please do not hesitate to contact me on the email address provided above.

Yours sincerely,



Richard Pearce

Partnership and Expertise Manager
London, Thames and Chilterns

BC South Area Heritage – 30th August 2023

Heritage
Application consultation response

Date: 30th August 2023

From: JOANNA HORTON BA (Hons) Int. Arch, MA Cons, IHBC.



Application reference:	PL/20/4332/OA & CM/0036/21
Site:	Land to the North of A4007 Slough Road (between junctions 15 and 16 of the M25) <u>Iver</u> Heath
Proposal:	<p>Outline application for a Motorway Service Area between M25 junctions 15 and 16 near <u>Iver</u> Heath with all matters reserved, comprising vehicular access from the M25 including new overbridge and realignment of the A4007 Slough Road, a controlled vehicular access from the A4007 for emergency vehicles only, including a staff drop off point and associated footway works to Slough Road, facilities buildings, Drive-Thru, fuel filling stations, electric vehicle charging, parking facilities, service yard, vehicle circulation, landscaping, woodland and amenity spaces, Sustainable Drainage Systems, a diverted public bridleway; together with associated mitigation and infrastructure and with earthworks / enabling works including mineral extraction</p> <p>Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA)</p>
Action required prior to determination:	No <i>(see below)</i>

Summary

Heritage assets are an irreplaceable resource, and it is important to preserve them in a manner appropriate to their significance. In heritage terms, Less than substantial harm has been identified to the assets detailed in the discussion below. Any harm or loss of significance to a heritage asset requires clear and convincing justification and should be weighed against public benefits.

Heritage Assets

Mansfield Farmhouse – Grade II listed building (80m east)
 Barn to north-east of Mansfield Farmhouse - Grade II listed building (70m east)
 Dovecote to east of Mansfield Farmhouse - Grade II listed building (120m east)
 White Cottage - Grade II listed building (adjacent to east)
 Barn to north-east of Southlands Manor - Grade II listed building (690m north)
 The above are designated heritage assets

Mansfield Lodge – Non-designated heritage asset (adjacent to south)				
Relevant planning history				
N/A				
Discussion				
<p>Consultation responses have been provided by another case officer in relations to these proposals. The purpose of these comments is to clarify the levels of harm in heritage terms to enable the appropriate weight to be given to heritage matters in the Planning assessment.</p> <p>Discussion: The previous Heritage Officer (Consultant) has identified Less than substantial harm to the significance of the GII listed buildings at Mansfield Farmhouse, Barn to the NE of Mansfield FH, Dovecote to East of Mansfield FH and White cottage due to the proposed changes within their setting. The landscape and setting changes are discussed in the previous comments using Landscape terminologies. I would expect that the assessment of 'Moderate adverse change' was identified through discussion with the Councils Landscape Team by the Heritage Consultant. <u>In order to provide clarification</u>, I have reviewed the proposals against the existing situation and would confirm that in heritage terms I would assess the harm in heritage terms as low level LTSH.</p> <p>The following are factors in this review: The existing separation and severing of visual links and shared setting due to the M25, Slough Rd substation and existing green screening. The temporary nature of construction and excavation stages of the proposal. The sunken nature of the proposed MSA and vegetation renewal proposed. The orientation of the farm buildings away from the proposed new slip road.</p>				
Substantial Harm		Less than Substantial Harm	Y	Enhancement required

Heritage Policy Assessment				
The Planning (Listed Building and Conservation Areas) Act 1990				
<p>The proposals due to the further erosion of their agricultural setting and adding to the cumulative effect of modern development within their setting through noise and light pollution would not preserve the architectural and/or historic interest of the listed building and therefore does not comply with section 66 of the Act.</p> <p>NPPF</p> <p>The proposal due to the further erosion of their agricultural setting and adding to the cumulative effect of modern development within their setting through noise and light pollution would cause less than substantial harm to the significance of the designated heritage asset. Paragraph 202 therefore applies; in applying this policy it is considered that the following paragraphs also apply:</p> <p>Paragraph 189 – Heritage assets are an irreplaceable resource and should be preserved in a manner appropriate to their significance.</p> <p>Paragraph 195 - planning authorities should assess the particular significance of any asset affected by a</p>				

<p>proposal, including by development within its setting and aim to avoid or minimise any conflict between the asset's conservation and any aspects of the proposal.</p> <p>Paragraph 197 – Assessment should take account of the desirability of sustaining and enhancing the significance of heritage assets and should provide a positive contribution to local character and distinctiveness.</p> <p>Paragraph 199 - great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. This is irrespective of whether the harm amounts to substantial, or less than substantial harm.</p> <p>Paragraph 200 – Any harm or loss of significance of a designated heritage assets from its alteration or destruction, or from development within its setting should require clear and convincing justification. The Case Officer should ensure that this is considered within their final assessments.</p> <p>The NPPF paragraph 206 - Local planning authorities should look for opportunities for new development within Conservation Areas... and within the setting of heritage assets, to <u>enhance</u> e or better reveal their significance. As noted above pre-existing development has already undermined the relationships between White Cottage and the related Mansfield FM assets.</p>
Conclusion
<p>For the reasons given above it is felt that in heritage terms:</p> <p>That the application does not comply with the relevant heritage policy and therefore the harm should be weighed in the Planning Balance against public benefit.</p>

26th November 2021

Summary
<p>As the NPPF states, heritage assets are an irreplaceable resource and it is important to conserve them in a manner appropriate to their significance. Given that this proposal is inextricably linked to works set out in planning reference PL/20/4332/OA, this would result in harm to the significance of a number of heritage assets, due to the permanent the permanently severing of the historic associations between the heritage assets, further erode of their agricultural setting, adding to the cumulative effect of modern development within their setting and noise and light pollution, there is felt to be insufficient justification for this harm to the significance of these heritage assets. Any harm to, or loss of, the significance of a heritage asset (from its alteration or destruction, or from development within its setting), requires clear and convincing justification. As such the proposals fail to comply with s.16 and 66 of the P(LB&CA)A 1990, heritage policy of the South Bucks Local Plan and South Bucks Core Strategy and heritage advice in section 16 of the NPPF.</p>
Heritage Assets
<p>Church of St Margaret Dairy in the Grounds of Elk Meadows - Grade II* Listed Building (475 m south of the site) <u>Mansfield Farmhouse – Grade II listed building</u> <u>Barn to north-east of Mansfield Farmhouse - Grade II listed building</u> <u>Dovecote to east of Mansfield Farmhouse - Grade II listed building</u> <u>White Cottage - Grade II listed building (200m south of the mineral extraction area and approximately 50m east of the temporary access road)</u> Southlands Manor - Grade II listed building Barn to north-east of Southlands Manor - Grade II listed building</p> <p>The above are designated heritage assets. Those underlined above and below lie within close proximity to the site.</p>

<u>Mansfield Lodge – Non-designated heritage asset (adjacent to south)</u>
Relevant planning history
Discussion/Issues
<p>This planning application is for mineral extraction and provision of access to facilitate the development of the Colne Valley Services, a proposed new Motorway Service Area on land between junctions 15 and 16 of the M25, near Iver Heath.</p> <p>This planning application relates to the wider construction phase associated with the proposed new Services (to which I raised a heritage objection), that is the removal of soils and sand and gravel from the site and to the establishing of access to the site.</p> <p>The proposal should not be viewed in isolation as a separate or standalone minerals application. It is an application made in detail for the mineral removal component of the service station scheme. If the service station is not consented, the mineral extraction will not happen, irrespective of whether permission for the extraction is granted or not.</p> <p>There are four Grade II Listed Buildings - Mansfield Farmhouse, Barn to north-east of Mansfield Farmhouse, Dovecote to east of Mansfield Farmhouse and White Cottage, and a non-designated heritage asset - Mansfield Lodge, which lie within close proximity to the proposed site. These buildings were constructed as part of the post-medieval Mansfield estate.</p> <p>The Mansfield estate is of medieval origin and was an agricultural use; it is recorded on the tithe map and apportionment. The setting of these buildings relates both to their historical relationship, and their historic setting of a rural agricultural environment.</p> <p>Whilst their setting has been much altered in recent times through the construction of the M25 and other modern developments the proposed development would further truncate these assets by constructing on land between them. This would further erode and destroy the historical associations of these heritage assets, leaving this only to survive in archive records. The proposed development would also significantly reduce what is left of their agricultural setting and their historic association with agricultural land. It would also add to the harmful cumulative effect of modern development within their setting and add significantly to traffic movement within this setting as well as noise and pollution.</p> <p>I concur that this harm would constitute less than substantial harm in relation to the policy test required as part of the NPPF. However I consider that the relative sensitive of the wider settings of the Listed Buildings and non-designated building historically associated with Mansfield Farm is medium given the proximity of the development and that the proposed development would constitute a medium magnitude of change during excavation and construction and the resulting levels of effect would be Moderate adverse change.</p> <p>Whilst the excavation works are temporary in nature, the proposed works and the associated proposed service station and access road would permanently sever the historic associations of these heritage assets, further erode their agricultural setting, add significantly to the cumulative effect of modern development within their setting, and add to noise and light pollution. As such I consider that would be a negative element within the setting that would erode the significance of the historic assets to a clearly discernible extent.</p>

Heritage Policy Assessment
The Planning (Listed Building and Conservation Areas) Act 1990
The overall proposal due to the permanently severing of the historic associations between the heritage assets, further erode of their agricultural setting, adding to the cumulative effect of modern development within their setting and noise and light pollution would not preserve the architectural and/or historic interest of the listed building and therefore does not comply with sections 16/66 of the Act.
NPPF
The proposal due to the permanently severing of the historic associations between the heritage assets, further erode of their agricultural setting, adding to the cumulative effect of modern development within their setting and noise and light pollution would cause less than substantial harm to the significance of the designated heritage asset. Paragraph 202 therefore applies. Paragraph 189/197/199 of the NPPF should also be considered in determining the application.
Conclusion
For the reasons given above it is felt that in heritage terms: That the application does not comply with the relevant heritage policy and therefore unless there are sufficient planning reasons, it should be refused for this reason.

BC ROW – 10th June 2022

Thank you for your email of 7th June 2022.

With regard to my request for a revised blue edge plan to confirm ownership of land through which the temporary diverted bridleway will pass, you confirm suitable assurances have been received [reference: ES Chapter 4 addendum 4.7.3] and that a revised blue edge plan is unnecessary.

The agent clarifies the crossing facility along Slough Road is delivered by the MSA [PL/20/4332/OA], not the minerals application [reference: ES Chapter 4 addendum 4.7.5].

This resolves outstanding matters from rights of way. However, I would be grateful if you would include Informative 1 & Informative 2 from my 6th June 2022 response.

Yours sincerely,

Jonathan Clark
Snr Strategic Access Officer

Date: 6th June 2022

Aylesbury Vale Area Planning

Dear Sir/Madam,

CM/0036/21 | Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA) | Land Adjacent To M25 Between Junctions 15 & 16 Iver Heath Buckinghamshire

Thank you for your letter of 19th May 2022.

My 4th October 2021 comments raised no objection to the application, but sought clarity on:

- 1) the temporary bridleway diversion which partly runs outside the blue edge; and
- 2) which application delivers the crossing facility and new footway on Slough Road.

There appears to be no information on either of these requests. With regard to 1] the '*Location and Existing Situation*' plan isn't superseded. The application therefore doesn't demonstrate control of land over which the temporary bridleway diversion will pass. With regard to 2] unless I hear to the contrary, I will assume this application delivers the crossing facility.

I also raised the question regarding site restoration in a scenario where the MSA application is refused. In this regard Fig 14.1 is submitted: '*Mineral Restoration without MSA Development*', indicating a slightly more circuitous route to the east for the permanently diverted bridleway compared to the existing – see Plan 1 and Extract 1 for comparison. Nevertheless, I don't think this would detract greatly from existing connectivity or user experience, providing there is adequate drainage on the east side of the ditch. An informative is recommended [1].



Plan 1

Extract 1

To clarify, where mention is made of the bridleway diversion in Chapter 16 of the ES, this is the *temporary*, not permanent diversion around the western edge. The permanent diversion reverts largely back to the original alignment, with a short diversion to the east, in the scenario the MSA permission is refused.

The following is recommended, which includes the informative [2] from my previous response. Further information is requested, as above.

Informative 1

An application should be made to permanently divert Bridleway IVE/32/1 under Section 257 of the Town and Country Planning Act 1990 to run in parallel with discharging the condition relating to formal restoration of the site, in accordance with Figure 14.1, 'Mineral Restoration without MSA Development'.

Informative 2

Bridleway IVE/33/1 should be closed for the duration of the works in the interest of public safety, requiring an application for a temporary diversion under to the highway authority under section 261 Town & Country Planning Act 1990.

BC Sustainability / Energy Team – No comment received.

Archaeology – 8th June 2022

We have reviewed the updated plans and feel that our advice dated 11th November 2021 remains valid and we have no further comments to make.

King George V Road
Amersham
HP6 5AW

11 November 2021
Ref: PL/20/4332/OA
Our Ref: CBC15076

Dear Graham

Land To The North Of A4007 Slough Road (Between Junctions 15 and 16 Of The M25) Iver Heath Buckinghamshire

Outline application for a Motorway Service Area between M25 junctions 15 and 16 near Iver Heath with all matters reserved, comprising vehicular access from the M25, a controlled vehicular access from the A4007 for staff and emergency vehicles only, facilities buildings, Drive-Thrus, fuel filling stations, electric vehicle charging, hotel, parking facilities, service yard, vehicle circulation, landscaping, woodland and amenity spaces, a Sustainable Drainage Systems, a diverted public bridleway; together with associated mitigation and infrastructure and with earthworks / enabling works including mineral extraction.

The Buckinghamshire Council Archaeological Service (BCAS) has received new information regarding the above application. We maintain the local Historic Environment Record and provide expert advice on archaeology and related matters. As you will be aware, Paragraph 194 of the National Planning Policy Framework (NPPF) states that information held in the relevant historic environment record should be consulted and expert advice obtained where necessary. The NPPF recognises that the effect of an application on the significance of a heritage asset (including its setting) is a material planning consideration.

This letter supersedes the advice given in our letter dated 5 August 2021.

Historic Environment Record (HER) information

As per our previous letters, dated 26 January 2021 and 5 August 2021, we consulted the Buckinghamshire Historic Environment Record (HER) and note that the following records are relevant:

HER reference	Designation Status*	Description
0482200000	PLN	IVER HEATH Modern field system visible on aerial photographs on Iver Heath
0084200000	PLN	SANDSTONE, IVER

		Early Mesolithic flint scatter found in gravel workings at Sandstone
0505301001	HER	Mansfield Farm Probably Mesolithic wooden stake excavated in advance of construction of the M25 at Mansfield Farm.
0482201000	HER	Field to S of M25, IVER HEATH Strongly enhanced magnetic susceptibility and cut features located including linears, small enclosure and a possible penannular ring-ditch to south of M25
0995700000	HER	Area 4, Chandlers Hill Iron Age to medieval pits, ditches, and Saxon sunken featured buildings identified by geophysical survey and excavation
0995600000	HER	Area 2, Chandlers Hill Undated linear features and a possible pit identified during geophysical survey
0505300000	HER	MANSFIELD FARM:MWY 569-573 Mesolithic occupation site and watercourse excavated in advance of the M25 at Mansfield Farm

* COA = conservation area; LB = listed building; RPG = registered historic park; SAM = scheduled monument; PLN = planning notification area (undesignated area of archaeological interest); HER = historic environment record

Note: some records relate to extensive areas such as historic landscapes, historic towns and villages or areas of high archaeological potential. For full HER information and a licence for commercial use please contact the Bucks HER Officer.

Archaeological and related interests

We refer to our letter dated 26 January 2021, where we requested the following works pre determination;

- *Due to the potential for significant Mesolithic deposits to be present, we would request archaeological test pitting be undertaken across the southern area of the application site, as shown in blue on figure 9.17 of the submitted EIA. This work would aim to inform a more detailed deposit model, as well as looking to identify the presence of in situ flint scatters and/or preserved organic remains.*
- *Following the results of the test pitting, an updated deposit model to be produced which should inform a detailed archaeological Impact Assessment. The Impact Assessment should cover the whole application site.*

This additional information was requested to help inform the County Archaeology Service in determining appropriate guidance and mitigation, and to identify where significant archaeology could be preserved in situ if present.

As explained in our letter dated 5 August 2021, we welcomed the efforts of the applicant to address the first stage of works, and acknowledge the logistical difficulties faced in attempting to carry out the archaeological test pitting. The updated EIA has not managed to include details of any additional test pits, but it has included detail from previous archaeological works to enable a more detailed deposit model. The results of this work suggest that potentially significant Mesolithic deposits are unlikely to remain within the Site or be impacted upon by the scheme.

We have now received the second piece of works requested, namely an Impact Assessment which covers the whole of the red line boundary area, and also covers the construction compound footprint which lies immediately to the south west. Based on the information provided in this Impact Assessment, we have amended our recommendations for this application.

The Impact Assessment has demonstrated that the main impact, where there will be no scope for preservation in situ, is the mineral void. The mineral void is located partially within an Archaeological Notification Area identified due to known and potential Saxon settlement and multi phase activity. Approximately half of the mineral void footprint has already been subject to a geophysical survey, which highlighted a potential enclosure in the north eastern region but no other clear archaeological anomalies. The area of main impact from the mineral void is at the far north eastern area of the ANA, furthest from the known Saxon remains. It is considered on balance, that the potential for significant archaeological remains to be present within the mineral void footprint is moderate but not high.

With the exception of the mineral void, all of the other areas are shown in the Impact Assessment to have a degree of flexibility in the depth of proposed works, with some areas potentially suitable for preservation in situ.

On consideration of the proposals, the potential significance of the archaeology and the potential for some areas of the site to be preserved in situ if required, we feel that the potential harm to the archaeological resource at this site could be mitigated through appropriately placed conditions on any planning permission granted.

If planning permission is granted for this development then it is likely to harm a heritage asset's significance so a condition should be applied to require the developer to secure appropriate investigation, recording, publication and archiving of the results in conformity with NPPF paragraph 205. With reference to the NPPF we therefore recommend that any consent granted for this development should be subject to the following conditions:

- **No development shall take place, unless authorised by the local planning authority, until the applicant, or their agents or successors in title, have undertaken archaeological evaluation in form of a geophysical survey and trial trenching in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. Where significant archaeological remains are confirmed these will be preserved in situ.**
- **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 planning authority.**
- **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 planning authority.**

The archaeological investigations should be undertaken by a professionally qualified archaeologist working to the agreed written scheme(s) of investigation which should be based on our on-line template briefs.

We would expect the first phase of works, comprising evaluation of the whole application area and the construction compound, to be undertaken in one phase in advance of the mineral extraction works. We acknowledge that some of the application area has already been subject to geophysical survey, so we would not expect these areas to be resurveyed. However, the trial trenching should cover the whole application site and both phases of evaluation should include the construction compound area despite this lying outside the red line boundary. The evaluation should also include appropriate works to identify evidence of Mesolithic activity, either by additional test pits, or by the sieving of topsoil and plough soil.

If you have any queries regarding this advice please do not hesitate to contact me.

Yours sincerely



Lucy Lawrence BA MCIFA
Archaeology Officer
Planning Growth and Sustainability
Buckinghamshire Council

Denham Aerodrome – 31 August 2022

Application CM-0036-21

Thank you for your email of 26 August.

I act on behalf of Bickertons Aerodromes Limited, the owner and operator of Denham Airport ('the Airport').

You will recall that we only received your letter alerting us to this application after the deadline for consultation had closed on 25 September 2021. I understand this was because the Council did not have a record of an address for Denham Airport. For your future records, Bickerton's Aerodromes Limited's address is:

Hangar C Ops, Hangar Road, Tilehouse Lane, Denham, Bucks, UB9 5DF

At the time, you told me that there would be a re-consultation and I passed on to you the email address for Amy Paul, the Aerodrome Manager.

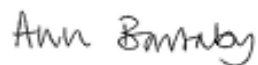
Neither Ms Paul nor I recall seeing any further correspondence on this application. However, I am grateful to you for taking the trouble to prompt any comments from us now.

The application relates to the proposed Colne Valley Services between Junctions 15 and 16 on the M25. As this site is well to the south of Denham Airport we have no objection to the application for mineral extraction.

In fact, we have expressed strong support for this ultimately to be the location for a new MSA on this part of the M25. From an aviation safety perspective, this site for a MSA is significantly preferable to the site that was proposed and rejected at appeal last year, and the new site currently being promoted, between Junctions 16 and 17. That location, just the north of the Airport and lying under the flying circuit, would have adverse impacts on aviation safety and potentially also to the safety of people on the ground.

Therefore we would urge early and positive determination of this minerals application so as to facilitate the development of the MSA in this preferable location.

Yours sincerely



Ann Bartaby BSc (Hons), Dip TP, MRTPI, FRAeS, FRGS

National Planning Casework Unit – Notified of application.

CPRE Bucks – No comment received.

Public Health BC - No comment received.

Colne Valley Regional Park CIC – September 2022

President: Rt.Hon. the Lord Randall of Uxbridge Kt.PC.

Planning Service
Buckinghamshire Council
King George V House
King George V Road
Amersham
HP6 5AW



September 2022

Dear Sir/Madam

CM/0036/21

Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA)

Land Adjacent to M25, Between Junctions 15 & 16, Iver Heath Buckinghamshire

**This response is from and behalf of
The Colne Valley Regional Park**

The Colne Valley Regional Park was founded in 1965 when local authorities – including Bucks County Council – showed great foresight in agreeing to work together to preserve and enhance this precious area for recreation and nature conservation.

It is supported by more than 80 member organisations including local authorities, businesses, residents' associations, environmental charities and user groups. Groundwork South acts as the Park's managing agent.



President: Rt.Hon. the Lord Randall of Uxbridge Kt.PC.

The Colne Valley Regional Park has six objectives:

<https://www.colnevalleypark.org.uk/whats-special/>

Landscape

The Colne Valley Regional Park (CVRP) covers eight local planning authorities. As a result, the valley is rarely, if ever, considered at a landscape scale.

The creation of a Green Infrastructure Strategy <https://www.colnevalleypark.org.uk/green-infrastructure-strategy-downloads/> for the Colne Valley Regional Park aims to bring the green and blue on the map to the forefront of planning policy and decisions, and feature the landscape of the Valley as a whole, rather than from the perspective of its various council boundaries. These boundaries are an administrative convenience – they don't exist as real barriers to people and wildlife. The Crane Valley has been added to this strategy to provide a truly landscape-scale picture of the area.

This cross-border approach is entirely consistent with Green Belt policy in the National Planning Policy Framework.

Summary of response

The whole site is within the Colne Valley Regional Park and is designated Green Belt.

We recognise that mineral extraction is one of the accepted uses within the Green Belt however we are concerned about the extraction of minerals in this location as a precursor for the development of a motorway service area.

In our response on the motorway service area latest scheme, we mentioned concerns regarding the hydrology of the area and the impact of the development on the Alderbourne catchment. This concern is repeated here. The mineral extraction will result in the reprofiling of the land to provide a platform to build the MSA. It has not been demonstrated in this application that there has been sufficient research to show that there will be no long-term impact on the Alderbourne by the reprofiling. Boreholes have been dug to ascertain water levels however these have been dug in two of the driest summers ever. This land traditionally has a high water table. Indeed, the response from the Minerals and Waste Officer in his response to the MSA application dated 3rd August 2022 refers to complications due to the presence of the Alderbourne including high ground water levels.

We note that the Environment Agency in their comments on the MSA and indeed in the applicants own consultants advice that there will be impacts on the Alderbourne. This is a rare chalk stream and damage to its hydrology will have a profoundly negative effect on this feature.

President: Rt.Hon. the Lord Randall of Uxbridge Kt.PC.

In addition there are veteran trees on the site and nearby woodland, of which some is ancient, which would be adversely affected by this proposal, in particular by dust. This would also have an adverse impact on flora and fauna in the area.

There will also be adverse impacts from heavy traffic and lighting on nearby residents in Iver Heath and potentially on those using public rights of way.

The CVRP therefore **objects to this application** on the basis that this site has not been previously identified for mineral extraction and should not proceed unless permission is granted for the MSA development subject to adequate safeguarding on the issues identified above and mitigation as outlined in our response to application PL/20/4332/OA dated February 2021 and the subsequent response of June 2022 including further information on the NPPF context for why mitigation is justified.

The application as it stands conflicts with our objectives, is inconsistent with the aims of the Regional Park, and may cause actual harm.

Buckinghamshire Council should therefore support the CVRP in delivering its six objectives which are consistent with this paragraph and is contrary to Core Policy 9 and therefore you should not allow this development as it stands.

The applicant should be advised by the Colne and Crane Green Infrastructure Strategy when looking at additional mitigation.

Jane Griffin
Director
Colne Valley Regional Park

BC Environmental Health –

Air Quality – 7 October 2021

Application Reference: CM/0036/21

Location: Land Adjacent to M25 Between Junctions 15 & 16 Iver Heath Buckinghamshire

Proposal: Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA)

With reference to the Air Quality section of the Environmental Statement submitted as part of the planning application outlined above, I have the following comments to make

1. The applicant has screened out the requirement to undertake an air quality assessment based on screening criteria outlined in the IAQM Land-Use Planning & Development Control: Planning for Air Quality Guidance. The IAQM guidance provides screening thresholds of +100 LGV AADT and +25 HGV AADT (where within, or adjacent to, an AQMA) as indicating the need for an air quality assessment, whether this takes the form of a Simple or Detailed Assessment.

During Phase 1, access to the Site will be via the temporary access road to be constructed off the A4007 Slough Road. The HGVs during this period would therefore travel through either the SBDC AQMA No 2 or the HBDC AQMA depending on direction of travel on the A4007 Slough Road. The applicant has screened out the requirement for an assessment as the AADT for both LGV and HGV are below the assessment. I recommend a condition to restrict the number of HGV movements in Phase 1 to 40 (20 in and 20 out) as mentioned in the report.

2. During mineral extraction access to the Site is to be provided via the M25. The vehicle movements during this period would therefore be through the SBDC AQMA No 1 only. In this case the AADT for both LGVs and HDVs are above the screening threshold. However, as the access to site will only be on newly formed slips from the M25, the applicant has been able to screen out the need for an assessment based on distance from
-

the nearest receptor. I understand that permission has not yet been received from Highways England to construct these slips. Therefore, I recommend the following:

- a. Should permission be received to construct slips I recommend a condition to restrict the HGV numbers to 140 movements (70 in / 70 out). This is above the relevant IAQM indicative threshold.
 - b. Should permission not be received from Highways England then this will need to be reconsidered as it is likely that these HGV movements will then be redirected onto the A4007 Slough Road where there are receptors within 200m.
3. It is recommended that condition for a Dust Management Plan to be developed and following review by the Local Planning Authority implemented is included in the Decision Notice.
 4. The following request for s106 funding may be considered in conjunction with the application for the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA). There are concerns about the potential air quality impacts of cumulative developments in the Ivers as many individual schemes, deemed insignificant in themselves, are potentially contributing to a "creeping baseline". There is a concern that in combination the emissions of local planning developments and the National Infrastructure Projects could result in a significant increase in NO₂ concentrations in Iver and also contribute towards an increase in particulate matter. The Air Quality Action Plan for the Iver contains a number of measures that should reduce NO₂ concentrations in Iver Parish. The council are requesting a financial contribution from all developments that increase concentrations within the Iver area regardless of magnitude to offset the increase and prevent baseline creep.

If you have any queries regarding the contents of this letter, please do not hesitate to contact me.

Yours sincerely

Cerys Williams
Environmental Protection Officer
Housing and Regulatory Services

Noise – 12 October 2021

Thanks for the opportunity to comment on the above application, sorry for the delay.

I have read the documents relating to noise sound and vibration (Chapter 7.0 Noise and Vibration) and broadly agree with the summary and conclusions in paragraph 7.6.

I have reproduced my earlier comments relating to the previous part of the application (*italics below*) because the author of the noise chapter (Chapter 7.0 Noise and Vibration) has referred to them.

PL/20/4332/OA

I have no objections to make on environmental noise grounds. This is largely because the site noise climate is dominated by the contribution from vehicle movements on the M25 .

I've read through Chapter 7 of the noise and vibration report several times and broadly agree with the assessment (Summarised at Para 7.6.12 Table 7.29). Should likely significant adverse noise impacts be identified during the detailed design stage we would seek to mitigate them by recommending appropriate conditions. It is noted that construction impacts will be controlled through a CEMP (Para 7.5.2), I would recommend that the Council be consulted on the production of this document with a view to at the very least agreeing core working hours.

The part of the application currently under consideration implies that working hours will be 07.00 hours to 19.00 hours Monday to Friday and 07.00 hours to 13.00 hours on Saturday (with no working outside of these hours or on Sundays or Bank Holidays without prior agreement of Buckinghamshire Council). I recommend we reserve our previous position on production of the CEMP and not, by default, agree to core hours at this stage. Other large projects are more constrained. I am concerned that consequential offsite noise effects might occur due to lorry movements until the slip roads have been constructed. It is appreciated that this recommendation might not be material to the planning decision.

If you have any questions please don't hesitate to contact me.

Contamination – 29 July 2022

I have reviewed the additional information that has been submitted.

I have no further comments to make with regards to land contamination.

A ground investigation should be undertaken prior to the commencement of the development.

Conservation Team – No comment received.

Crime Prevention for Bucks – No comment received.

Environment Agency – 19th November 2021

Dear Sir/Madam

Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA).

Land Adjacent To M25, Between Junctions 15 & 16, Iver Heath, Buckinghamshire.

Thank you for your consultation on the above planning application.

Environment Agency position

We have **no objections** to the proposed development subject to the following **conditions** being imposed on any planning permission granted. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to this application.

Development that encroaches on watercourses can have a potentially severe impact on their ecological value. Mineral extractions in connectivity with groundwater can have impacts to groundwater dependent terrestrial ecosystems such as chalk streams through impacts to turbidity of water. There are also potential impacts to water quality through surface water run off.

Networks of undeveloped buffer zones might also help wildlife adapt to climate change and will help restore watercourses to a more natural state as required by the river basin management plan.

The proposed development will therefore be acceptable if a planning condition is included requiring a scheme to be agreed to protect a 10 metre wide buffer zone around the River Alderbourne.

1) Condition: No development shall take place until a scheme for the provision and management of a 10 metre wide buffer zone alongside the watercourse has been submitted to, and approved in writing by, the local planning authority. Thereafter, the

development shall be carried out with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping. The scheme shall include:

- plans showing the extent and layout of the buffer zone.
- details of any proposed planting scheme (for example, native species).
- details demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
- details of any proposed footpaths, fencing, lighting, etc.

Reasons:

Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. Gravel workings in proximity to groundwater fed watercourses can be particularly damaging. By including a 10m buffer zone throughout the duration of the mineral extraction operation, the integrity of the watercourse is maintained. The buffer zone will provide additional protection to the watercourse against surface water run off.

This approach is supported by paragraphs 170 and 175 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

This condition is also supported by legislation set out in the Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

This condition is also supported by local plan policy 16 of the Buckinghamshire Minerals and Waste Local Plan 2016-2036 Adopted Plan (July 2019).

2) Condition: No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reasons: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the National Planning Policy Framework.

Informatives

Advice to applicant - Abstraction licence

If you intend to abstract more than 20 cubic metres of water per day from a surface water source e.g. a stream or from underground strata (via borehole or well) for any particular purpose then you will need an abstraction licence from the Environment

Agency. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights.

Advice to applicant Dewatering – derogation on local water supplies

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near the excavation. This can allow operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface.

The dewatering activities on-site could have an impact upon local wells, water supplies and/or nearby watercourses and environmental interests.

This activity was previously exempt from requiring an abstraction licence. Since 1 January 2018, most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from us prior to the commencement of dewatering activities at the site.

More information is available on gov.uk: <https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction>.

Requirement for an environmental permit – Main river

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Advice to applicant and LPA - Net gain metric

Within the calculations for the River metric, the Alderbourne has been classed as medium distinctiveness. The Alderbourne is a globally rare, chalk stream and so should be classified as high distinctiveness. Please can the applicant update their calculations. The current calculations show a net loss of river units at this site. Under the new environment bill, development should provide a minimum 10% net gain in biodiversity, including for the river metric. Mitigation measures have been suggested within the report and should be included within the metric to understand the implications for net gain.

Final Comments

Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us.

Please quote our reference number in any future correspondence.

Natural England – 23 June 2022

The advice provided in our previous response applies equally to this amendment

Date: 03 September 2021
Our ref: 364697
Your ref: CM0036/21



Customer Services
Hombear House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Buckinghamshire Council

BY EMAIL ONLY

Dear Sir/Madam,

Planning consultation: Mineral extraction and provision of access to facilitate the development of the Coine Valley Services & associated works proposed under planning application ref (PL/20/4332/OA).

Location: Land adjacent to M25 between Junctions 15 & 16, Iver Heath, Buckinghamshire

Thank you for your consultation on the above dated 17 August 2021 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutory designated sites and has no objection.

Natural England's further advice and recommendations on other natural environment issues is set out below. We have made recommendations for appropriate planning conditions or obligations that could be attached to any planning permission to secure the measures discussed below.

Biodiversity Net Gain

We welcome the use of the Biodiversity Metric 2.0 and the aspiration to provide biodiversity net gains in excess of 10% as stated in the Biodiversity Offsetting Calculation produced by Argus Ecology Ltd (dated 28/9/21). However, we recommend the submission of a plan demonstrating measurable net gains for biodiversity will be applied.

Biodiversity net gain is a key tool to help nature's recovery and is also fundamental to health and wellbeing as well as creating attractive and sustainable places to live and work in. Planning Practice Guidance describes net gain as an 'approach to development that leaves the natural environment in a measurably better state than it was beforehand' and applies to both biodiversity net gain and wider environmental net gains. For biodiversity net gain, the [Biodiversity Metric 3.0](#) can be used to measure gains and losses to biodiversity resulting from development. Any action, as a result of

development, that creates or enhances habitat features can be measured using the metric and as a result count towards biodiversity net gain.

The Chartered Institute of Ecology and Environmental Management, along with partners, has developed '[good practice principles](#)' for biodiversity net gain.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Priority habitats and species

The site coincides and is adjacent to stands of deciduous woodland priority habitat. We advise that these areas are retained and enhanced. A condition stipulating the implementation of a management plan should be implemented to prevent disturbance or damage to ecological assets.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland, ancient and veteran trees

The proposed development is located adjacent to a patch of ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Should the proposal change, please consult us again.

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectedandmanagedhabitandspeciesimportance.aspx>

RAF Northolt – 27 September 2021

MOD Safeguarding-RAF Northolt

Proposal: Mineral Extraction and provision of access to facilitate the development of Colne Valley Services & associated works proposed under planning application ref (PK/20/4332/OA).

Location: Land Adjacent to M25, between junctions 15 & 16, Iver Heath
Buckinghamshire

Grid Ref: 503857,183604

Thank you for consulting Ministry of Defence (MOD) on the above proposed development which was received by this office on 17/08/2021.

The applicant is seeking full planning permission for the mineral extraction and provision of access to facilitate the development of Colne Valley Services & associated works proposed under planning application ref (PK/20/4332/OA).

The application site falls within the statutory height, technical, and birdstrike safeguarding zones for RAF Northolt and is located approximately 6.3km west from the centre of the airfield at RAF Northolt.

Aerodrome height and technical safeguarding zones

The proposed development site occupies the statutory height and technical safeguarding zones that ensure air traffic approaches and the line of sight of navigational aids and transmitters/receivers are not impeded. The airspace above and around aerodromes is safeguarded to maintain an assured, obstacle free environment for aircraft manoeuvre.

Birdstrike safeguarding zone

Within this zone, the principal concern of the MOD is that the creation of new habitats may attract and support populations of large and, or, flocking birds close to the aerodrome.

Having reviewed the plans for this proposal I can confirm the MOD has no safeguarding objections to this proposal.

I trust this adequately explains our position on this matter

Yours sincerely

Kalie Jagpal
Assistant Safeguarding Manager

Historic England – 7 September 2021

**LAND ADJACENT TO M25 BETWEEN JUNCTIONS 15 & 16 IVER HEATH
BUCKINGHAMSHIRE
Application No. CM/0036/21**

Thank you for your letter of 24 August 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Sarah Caradec
Business Officer

National Highways – 11th July 2023

Council's Reference: CM/0036/21

Location: Land Adjacent To M25 Between Junctions 15 & 16 Iver Heath
Buckinghamshire

Proposal: Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA)

National Highways Ref: 92422

Referring to the consultation on a planning application dated 6 August 2021 referenced above, in the vicinity of the M25 motorway that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) ~~offer no objection (see reasons at Annex A);~~
- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);
- c) ~~recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- d) ~~recommend that the application be refused (see reasons at Annex A)~~

National Highways Planning Response (NHPR 22-12) December 2022

Highways Act 1980 Section 175B is relevant to this application.

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

The Local Planning Authority must also copy any consultation under the 2018 Direction to PlanningSE@nationalhighways.co.uk.

Signature:  Date: 11 July 2023
Name: Janice Burgess Position: Spatial Planner
National Highways: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ

Highways Act Section 175B

For the purposes of minerals extraction applied for under planning application CM/0036/21, access to and from the M25 motorway will be secured through planning application PL/20/4332/OA.

In accordance with Section 175(b) of the Highways Act 1980 (as inserted by The Infrastructure Act 2015) National Highways has agreed to work with Developers of a proposed Motorway Service Area between junctions 15 and 16 of the M25 Motorway to develop proposals for the formation of an access on to the M25 Motorway. This agreement is valid only for application CM/0036/21 and is subject to a) that the minerals extraction cannot occur separately from the construction of the motorway service area b) that access to the motorway service area is achieved in accordance with the Design Manual for Roads and Bridges and DfT Circular 1/22.

Annex A National Highways' assessment of the proposed development.

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current

activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

The Secretary of State for Transport (SoS) has considered whether there is a case for a departure from Government policy based on the fact that the proposal involves an application (reference CM/0036/21) to extract mineral-grade sand and gravel present at the site. Paragraph 20 of DfT Circular 1/22 prohibits new motorway accesses unless one of a limited range of exceptions is met, including access to signed roadside facilities. He has determined that as the application to extract minerals will create an access to the M25 which does not fall under one of the exceptions at paragraph 20 of the Circular, the case for a departure must be made. This access will then be used for the motorway service area, which is applied for under a separate application.

The SoS has approved the departure from policy subject to the following:

- a. that the mineral extraction cannot occur separately from the construction of the motorway service area in line with the intention of paragraph 20 in the Circular.
- b. that access to the motorway service area is achieved in accordance with the Design Manual for Roads and Bridges and the Circular.

National Highways has worked with Buckinghamshire Council and the applicant team to understand and agree the requirements of National Highways in respect of proposals set out in CM/0036/2. National Highways is recommending two conditions be applied to any consent that may be given for this application and they are set out below.

Recommended Conditions

Condition 1

The development hereby approved shall not be commenced, nor shall any soil movement operations, demolition or other site clearance occur until such time as planning permission reference: PL/20/4332/OA has been granted and all subsequent reserved matters pursuant to that permission have been approved and a contract has been let for the works permitted under that planning permission and a copy of the contract has been submitted to the local planning authority prior to such commencement. This is with the exception of any necessary ground investigations and surveys. The operator shall provide written notification of the date of commencement to the Local Planning Authority within one week of that date.

Reason: To ensure that the M25 trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety. For the avoidance of doubt National Highways will be consulted on any submitted details.

Condition 2

The minerals extraction work consented by application CM/0036/21 shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This shall set out but not be limited to the following:

- Programme for the extraction of minerals approved under planning application CM/0036/21
- The proposed traffic routes to the site, to be identified on a plan;
- Traffic Management Plan (to include the co-ordination of deliveries and plant and materials and the disposing of waste resulting from by vegetation clearance, ground works, demolition and/or construction to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0930) and PM Peak (1630-1800) periods);
- an estimate of the daily traffic movements, profiled for each minerals extraction phase, identifying the peak level of vehicle movements for each day;
- details of local road temporary traffic management measures.
- confirmation that a formal agreement from National Highways for temporary access/egress has been obtained (if required) for the M25 motorway
- details of any proposed strategic road temporary traffic management measures on the M25 motorway;
- Management and hours of construction work and deliveries;
- area(s) for the parking of vehicles of site operatives and visitors;
- area(s) for the loading and unloading of plant and materials;
- area(s) for the storage of plant and materials used in constructing the development;
- details of wheel washing facilities;
- the mitigation measures in respect of noise and disturbance during the minerals extraction including vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes;
- a scheme to minimise dust emissions arising from ~~construction~~ activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development;
- details of waste management arrangements;
- the storage of materials and construction waste, including waste recycling where possible;
- the storage and dispensing of fuels, chemicals, oils and any hazardous materials (including hazardous soils);
- measures to avoid impacts on the non-statutory designated sites and retained habitats;
- details of drainage arrangements during the minerals extraction phase identifying how surface water run-off will be dealt with so as not to increase the risk of flooding to downstream areas because of the construction programme;
- protection measures for hedgerows and grasslands;
- contact details of personnel responsible for the works; and
- soil movement methods and tracking of soil movement

Reason: In the interests of highway safety, convenience of highway users and to ensure that the M25 and M40 Trunk Roads continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety. For the avoidance of doubt National Highways will be consulted on any submitted details.

End of conditions

Standing advice to the local planning authority

The Climate Change Committee's [2022 Report to Parliament](#) notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of [PAS2080](#) promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

Open Spaces Society – No comment received.

Ramblers Association – No comment received.

British Pipelines Agency Ltd – No comment received.

Buckinghamshire Fire and Rescue Service – 17 June 2022

TOWN & COUNTRY PLANNING ACT APPLICATION NO: PL/20/4332/OA

Further to the planning consultation amendment for the above development Buckinghamshire & Milton Keynes Fire Authority seek to request your early consideration for the incorporation of an appropriate automatic water suppression system (i.e., Sprinklers) within the planning conditions for the project.

Buckinghamshire & Milton Keynes Fire Authority firmly believes that automatic water suppression systems and in particular, sprinklers provide huge benefits to our communities.

The main purpose of fire sprinkler systems, which conform to the relevant standards, is to control and contain fires throughout a building. In so doing, they protect the premises from the effects of fire and contribute to the safe evacuation of persons from the premises. They significantly help to:

- Reduce death and injury from fire
- Reduce the risks to fire-fighters
- Protect property and heritage
- Reduce the effects of arson
- Reduce the environmental impact of fire
- Reduce fire costs and the disruption to the community and business
- Permit design freedoms and encourage innovative, inclusive and sustainable architecture

Design Freedoms

Architects are able to design more innovative, open, light and airy buildings. Please look at the following advantages: larger compartment sizes; more open spatial designs; extended travel distances; reduced exit door widths; reduced periods of fire resistance to elements of structure; reduced space separation constraints for example, distances between buildings; reduced design fire size allowing for alternative smoke management strategies; overcoming firefighting access constraints; allowing more flexible building management plans for the end-user.

Myth Busting

Each sprinkler head is fitted to cover a designated area of the property and designed to work independently, only releasing water if its thermal element is activated by the heat from a fire. The operation of one sprinkler head does not mean that all heads in the system will activate, this is a misconception that is popularly believed. Only very specific systems

needing such operation are designed in this way and in virtually all internal sprinkler systems, only the head actuated will release any water.

A further protection from unwanted operation is the thermal capacity of the sprinkler bulb. Generally, these are designed to operate at a fixed temperature not less than 30 degrees Celsius above the ambient temperature which makes it very unlikely indeed that operation will occur other than in fire conditions. Recent surveys indicate that the possibility of an accidental sprinkler head operation due to malfunction of the system is 1 in 16 million.

Once a sprinkler head has operated, it will typically discharge between 40-45 litres of water a minute to control the fire. This represents between 1 and 4% of the amount of water that would be used by the fire service to control a similar sized fire. So the sprinkler will reduce water damage and the consequent repair costs.

In Summary

The nature of protection provided by a sprinkler system can be summarised as follows:

- It is automatic
- It detects fire in the early stage of development and will operate before the fire or the products of combustion become life threatening;
- The system will operate when a fire raises the temperature to a predetermined level and will sound an alarm both internally and externally as well as indicating the fire location
- Water will be discharged at a predetermined rate over the affected area only
- Water from the activated sprinkler will cool the atmosphere around the fire including the hot gases released from the flaming area
- Directly reduce the rate of burning of the ignited material
- Directly reduce the production of smoke and hot gases
- Cool the surrounding materials limiting fire spread

Research illustrates that the vast majority of fires controlled by a sprinkler system have involved just one sprinkler head activating.

Sprinklers are installed to BS EN 12845:2003 for non-residential premises.

In the United Kingdom, no one has died in a fire where properly maintained fire sprinkler system has been installed.

Please don't hesitate to contact me if you wish to discuss further.

Yours sincerley,

Jonathan James

Jonathan James

Business Fire Engineering Design Technician & Primary Authority Manager

HSE – 20 May 2022

Subject: FW: [EXTERNAL] Re: Planning Consultation CM/0036/21 for Re-consultation

From: LUP enquiries
Sent: 20 May 2022 11:20
To: Minerals & Waste, Mailbox <mineralsandwaste@buckinghamshire.gov.uk>
Subject: [EXTERNAL] Re: Planning Consultation CM/0036/21 for Re-consultation

You don't often get email from lupenquiries@hse.gov.uk. Learn why this is important

Dear Sir or Madam

Thank you for your email seeking HSE's observations on application CM/0036/21

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines and has provided planning authorities with access to the HSE Planning Advice Web App - <https://pa.hsl.gov.uk/> - for them to use to consult HSE and obtain HSE's advice.

HSE were consulted on this planning application on 17 August 2021 by David Periam and HSE's advice was received (HSL-210817124816-463 Does Not Cross Any Consultation Zones). Therefore, HSE Land Use Planning team has no comments to make on this application.

As the proposed application is for mineral extraction, developments around Nuclear or Quarry sites, planning authorities must consult the appropriate team for advice: see below:-
Nuclear sites (<http://www.onr.org.uk/land-use-planning.htm>); please contact:- Office for Nuclear Regulation - Email: ONR-Land.Use-Planning@onr.gov.uk

Or Quarries (<http://www.hse.gov.uk/quarries/index.htm>) please contact:- National Quarries Inspection Team, Health and Safety Executive, Government Buildings, Phase 1, Ty Glas, Cardiff CF14 5SH - Email: formsadmin.cardiff@hse.gov.uk (Please place "Quarries application" in the email title)

Regards

Sue Howe
HSE's Land Use Planning Support Team
HSE Science and Research Centre
Harpur Hill, Buxton, Derbyshire, SK17 9JN

Find out how HSE is Helping Great Britain work well
For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link <https://www.hsl.gov.uk/planningadvice> and then click on 'terms and conditions'.

Quarries team consulted 27th May 2022, no comment received.

Thames Water – 23rd August 2021

Buckinghamshire County Council
County Hall
Walton Street
Aylesbury
Bucks
HP22 1UY

Our DTS Ref: 68286
Your Ref: CM/0036/21

23 August 2021

Dear Sir/Madam

Re: Land North of A4007, Slough Road, -, Iver Heath, BUCKINGHAMSHIRE, SLO OEB

Waste Comments

With the information provided, Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. "No development shall be occupied until confirmation has been provided that either:- 1. Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Yours faithfully

Affinity Water – No comments to make.

London Heathrow Airport Safeguarding – 24 May 2023

**Application type: ADDITIONAL INFORMATION RECEIVED ON APPLICATION REF: CM/0036/21
Location: Land Adjacent To M25, Between Junctions 15 & 16, Iver Heath, Buckinghamshire
Proposal Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA)**

Applicant: Colne Valley Motorway Service Area Limited

Our reference: LHR5268

I refer to your email received on 17 May 2023 and telephone conversation we had last week.

Having received further explanation about the site and drawings showing the proposed mineral extraction activity on site and its restoration, which does not involve any buildings of significant height, I can confirm that we do not require to apply a height condition to this site and we are happy to remove it.

Regarding the requirement of a Bird Hazard Management Plan, we have reconsidered that the risk of the site attracting birds is low and the condition may be removed. This was based on further explanation provided by the developer about the nature and duration of the mineral extraction operations with no landscaping areas or planting areas associated with the operations. The two small and temporary water bodies will be created for managing site water during excavations, but only very limited groundwater is expected to be encountered, therefore low volumes of water will be managed and those water bodies won't be landscaped or planted, so they will not be attractive to birds.

Based on these comments the development has been re-examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. I can confirm that we do not have any other aerodrome safeguarding concerns. Therefore the 2 initial conditions can be discarded, however any future changes to the current proposals will be subject to a new assessment.

Yours sincerely

Catalina Peters
Airport Planning Manager
For and on behalf of Heathrow Airport Limited

Canal and River Trust – 5th July 2023

Dear James Suter,

Proposal: Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA)

Location: Land to the North of A4007, Slough Road, (Between Junctions 15 and 16 Of Thr M25), Iver Heath

Waterway: Grand Union Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural, and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following general advice:

The Trust have submitted comments in relation to the proposed redevelopment of the site for a Motorway Service Area (LPA ref: PL/20/4332/OA) and a copy of that response is attached for convenience.

However, in relation to this current application for mineral extraction we note that the access for the site works would be predominately from the M25, and we therefore have no comments to make on the proposed mineral extraction.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Anne Denby MRTPI
Area Planner
