

Mr Thomas Smith
Fusion
Fusion
Regus Office
43 Temple Row
Birmingham
B2 5LS

Application Ref:
73263/APP/2017/3838

High Speed Rail (London - West Midlands) - Schedule 17 - Planning Work

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSAL permission for the following:**

Description of development:

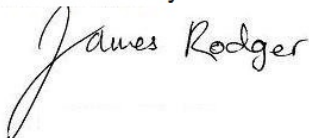
Plans and Specifications submission under Schedule 17 of the High Speed Rail (London - West Midlands) Act 2017 for an ecological mitigation scheme comprising earthworks, including one no. mitigation pond, two no. hibernaculum and one no. reptile basking bank, together with permanent fencing and one field gate.

Location of development: Colne Valley Viaduct, Wetlands Ecological Mitigation Site, Harvil Road, Harefield,

Date of application: 20th October 2017

Plan numbers: See attached Schedule of Plans.

Yours faithfully



James Rodger
Head of Planning and Enforcement

Date: 20th March 2018

NOTES: (i) Please also see the informatives included in the Reasons For Refusal:

REASONS FOR REFUSAL

1. The design or external appearance of the works ought to, and could reasonably, be modified to preserve a site of archaeological or historic interest or nature conservation value.
2. The development does not form part of a scheduled work, within the meaning of Schedule 1 of the HS2 Act, and that the development ought to, and could reasonably, be carried out elsewhere within the development's permitted limits.

INFORMATIVES

1. Local Traffic Management Plan

The Council has concerns about the proposed access for construction traffic to the development site. The works will be undertaken from an existing access of Harvil Road, although details are unclear.

The earthworks are required to be constructed in accordance with the approved Environmental Minimum Requirements (EMR) as defined by the HS2 Act. The EMRs are made up of a suite of documents including the Code of Construction Practice (COCP) which are binding on HS2 Ltd and its contractors. The COCP states: 'Prior to the commencement of the works, the nominated undertaker will require that local traffic management plans (LTMPs) will be produced in consultation with the highway and traffic authorities, the emergency services and other relevant key stakeholders.'

No earthworks are to commence until an appropriate LTMP is produced by HS2 Ltd. The Council requires HS2 Ltd to set out suitable proposals and arrangements as part of the LTMP process to satisfy it that safe access and egress from the works site can be maintained at all times by construction vehicles.

2. Site Specific Planting

The Council does not consider the details relating to landscaping, ecological planting and site restoration are adequate as presented. The information submitted is not adequate to fully understand what HS2 Ltd is trying to deliver by way of landscaping or restoration. The restoration package needs to be far more detailed prior to the Council confirming the approach is adequate. The details should include but not be limited to:

- Pond lining (puddled clay preferred)
- Soft landscape proposals include schedules, specifications and appropriate planting plans
- Management and Maintenance plans and schedules
- Hard Landscape details (fences, gates, tracks and ancillary works)
- Long term access arrangements for maintenance
- Site security measures
- Ecological enhancement plan showing the interaction of the site with the surrounding area
- Detailed proposals for land ownership and responsibilities
- Detailed information on how the pond will be filled and levels maintained

3. Site Wide Restoration and Mitigation

The Council is concerned and disappointed at the lack of vision for the wider area in which these proposals sit. HS2 will have a significant impact with construction activities of various scales and durations over a vast area, all of which will need to be restored. The proposals presented as part of this Schedule 17 submission are isolated to one element of the wider mitigation of HS2. The Council understands this approach is being adopted for at least two other similar proposals soon to be submitted.

Designing each proposal in isolation removes the prospect of a greater vision and will only deliver pockets of ecological mitigation, many of which may end up being fenced and gated with no public access. In turn, it is not clear that HS2 Ltd can deliver a comprehensive package, particularly since the details emerging are greatly different from those presented in the environmental statement.

The Council requires a far greater vision and this needs to be set out through a restoration masterplan that delivers the necessary ecological mitigation, but also integrates community and public benefits in a comprehensive and aligned manner. The Council expects a marked change in approach to restoration.

END OF SCHEDULE

Address:
Residents Services
London Borough of Hillingdon
3 North, Civic Centre,
High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

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SCHEDULE OF PLANS

1EW03-AEC-PL-DGA-CS01_CL01-011200-P04.	received	20-10-2017
1EW03-FUS-EV-REP-CS01_CL01-001818 1 AWH Stage 1.	received	31-01-2018
COPA_CR01001 Dews Farm greyscale 180817.	received	31-01-2018
Environmental Minimum Requirements Annex 2: Planning Memorandum.	received	31-01-2018
Correspondence dated 18/1/2018.	received	18-01-2018
1EW03-FUS-EV-REP-C000-000293 P01 - UW1 WSI.	received	31-01-2018
Colne Valley Wetland Ecology Memo - Jan 2018..	received	31-01-2018
HIS_FUS_GI_MAP_100-3_Figures.	received	31-01-2018
Colne Valley Wetland Written Statement.	received	26-10-2017
Colne Valley Wetland Ecology Mitigation Consultation.	received	26-10-2017
Colne Valley Wetland Proforma.	received	26-10-2017
Colne Valley Key Environmentally Sensitive Worksite.	received	26-10-2017
Colne Valley Wetland Cover Letter.	received	20-10-2017
AC100_3-COPA-GI-MAP-000-000007.	received	31-01-2018
Applicant's rebuttal dated 31.1.2018.	received	31-01-2018
HS2 Schedule 17 Statutory Guidance.	received	31-01-2018
1EW03-AEC-PL-DGA-CS01_CL01-011100-P04..	received	20-10-2017
1EW03-AEC-PL-DGA-CS01_CL01-011050.	received	20-10-2017