

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

Application Ref:
73195/APP/2017/3486

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 **APPROVAL subject to conditions:**

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 two mitigation ponds, one hibernaculum and one reptile bank, together with permanent fencing erected along the northern, eastern and southern boundaries of the site.

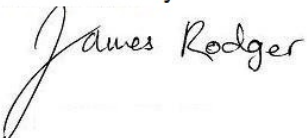
Location of development: Ecological Mitigation Site, Harvil Road, Harefield,

Date of application: 25th September 2017

Plan numbers: See attached Schedule of Plans.

Permission is subject to the condition(s) listed on the attached schedule:

Yours faithfully



James Rodger
Head of Planning and Enforcement

Date: 24th November
2017

NOTES: (i) Please also see the informatives included in the Schedule of Conditions:

SCHEDULE OF CONDITIONS

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 off Harvil Road.

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 (COCN) which are binding on HS2 Ltd and its contractors. The COCN 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;
- Landscape details (fences , gates, tracks and ancillary works);
- The inclusion of species rich hedgerows in place of the proposed hard fencing to reflect the setting in the Green Belt and existing features of ecological importance;
- 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; and
- Detailed information on how the pond will be filled and levels maintained.

3. Site Wider 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 in the nearby area.

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.

The area for this and the neighbouring ecological protection proposals is designated Greenbelt and warrants a commensurate level of environmental and landscape protection. The sites should not therefore be fenced off and the restoration proposals should be in keeping with the Greenbelt setting.

In addition, the Council does not consider the long term use of the sites has been appropriately considered. It is recognised that subsequent ownership and maintenance remain unknown but it is important to set objectives for the site for future land ownership. The Council would strongly recommend that the sites are open for the public enjoyment where appropriate, and the habitat creation sites are utilised for research and education purposes. The Council does not wish these publicly funded ecological mitigation areas to be 'no go zones' and that they should be managed and retained with objectives to support communities and educational facilities.

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

4. Archaeology

The site is identified as being in the Colne Valley Archaeological Priority Area. Under the Environmental Minimum Requirements (in this case the Heritage Memorandum) the Council expects the following to be completed prior to the commencement of development:

- An archaeological field evaluation (to inform location-specific investigation and recording) with a statement provided to the Local Planning Authority;
- Location-specific investigation and recording with the appropriate reporting as necessary; and
- Archaeological and built heritage post excavation (assessment, analysis, reporting and archiving).

This will ensure that the archaeological importance of the site is recorded and informs further investigations in the area.

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

Harvil Road Proforma.	received	25-09-2017
Harvil Road Mitigation Planting Consultation Letter.	received	25-09-2017
Harvil Road Written Statement.	received	25-09-2017
1EW03-AEC-PL-DGA-CS01_CL01-013200-P05.	received	25-09-2017
Harvil Road Cover Letter.	received	25-09-2017
Colne Valley Regional Park Key Environmentally Sensitive Worksite Management Plan.	received	25-09-2017
1EW03-AEC-PL-DGA-CS01_CL01-013100-P04.	received	25-09-2017
1EW03-AEC-PL-DGA-CS01_CL01-013050.	received	25-09-2017