

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

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



December 2023

Dear Sir/Madam

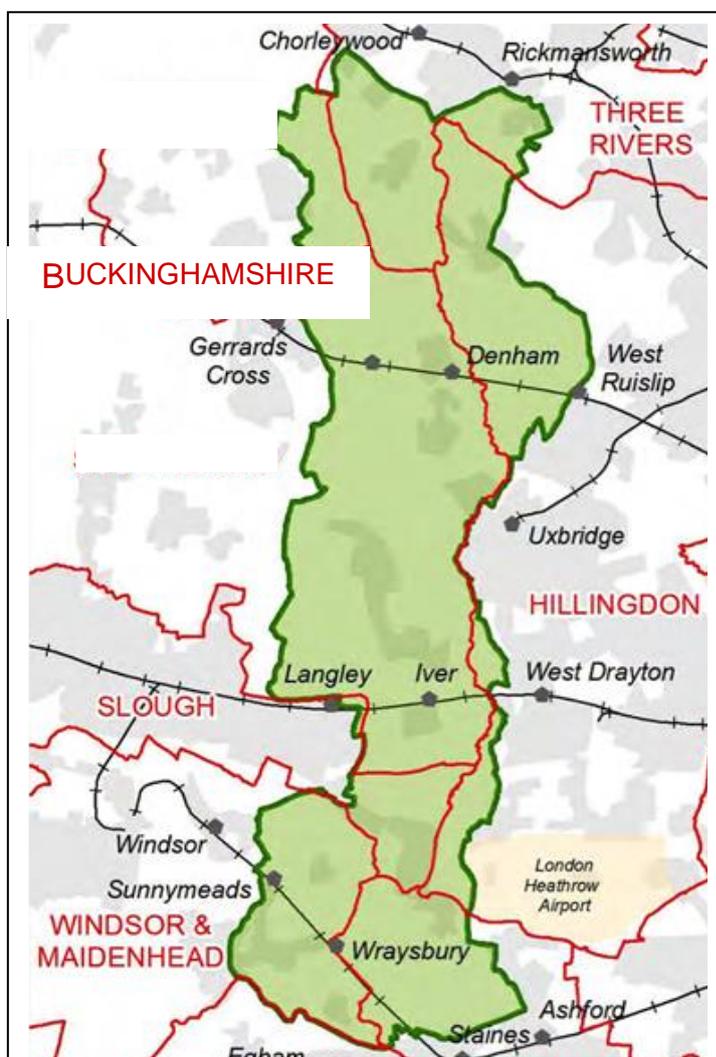
PL/23/3252/OA

Land to the West of Hollybush Lane, Tatling End

This response is from and on 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.



Colne Valley Park Trust

Charity Registration Number: 1181303

Colne Valley Park Community Interest Company

A company limited by guarantee. Registered in England. Company No. 08131867

Registered Office: c/o Colne Valley Park Visitor Centre, Denham Court Drive, Denham,
Buckinghamshire, UB9 5PG
www.colnevalleypark.org.uk

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The Colne Valley Regional Park has six objectives:

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

Landscape

The Colne Valley Regional Park (CVRP) covers six 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.

The Colne Valley Regional Park is a Charitable Trust funded by Local authorities and with donations from corporate sponsors and members of the public. No contact has been made by the developers with our organisation. To mitigate the development if approved, we would wish to be involved in any discussions in order that benefits accrue to the CVRP consistent with national planning policy.

The application

This application for Film studios on Green Belt and the Colne Valley Regional Park is contrary to national and local plan policy. It is not considered that there are very special circumstances to override these policies. The application cites Pinewood in this regard, failing to recognise that this was an existing facility.

The application comprises nearly a quarter of a million square metres of built footprint with buildings of up to 25 metres high. These buildings will be visible from many public locations to the detriment of the local landscape. They are out of character with the surrounding largely residential and rural area.

The alternative sites assessment for some reason only looks at potential sites in Buckinghamshire. There are brownfield sites available within the southeast of England which are not on Green Belt.

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The rural nature of Hollybush Lane, particularly the single carriageway element to the south after crossing the M40, is unsuitable for access to this development. The addition of the proposed cycle and pedestrian facility will urbanise this country lane unless it is very carefully designed.

The Application does not consider the implications of the development on the Colne Valley Regional Park (CVRP) and its six objectives, even though it is a local plan consideration.

The CVRP is a designation defined within the South Bucks Proposals Map and given protection within CP9 of the Core Strategy. We are therefore calling for mitigation for the Regional Park within this policy context.

Para 3.3.19 of CP9 clearly states that the CVRP presents many opportunities for improvement in line with the five aims of the CVRP (now six objectives). Building within the CVRP harms the features outlined in 3.3.14 such as woodlands, grasslands, fields, crops and open spaces – all covered by our six objectives.

Therefore mitigation, as requested, to compensate for the harm is clearly within the remit of this policy, which in bullet point 5 seeks improvement by supporting and implementing initiatives in the CVRP Action Plan now superseded by the Colne & Crane GI strategy, also relevant to bullet point 4 of the Policy. The site is also within a Biodiversity Opportunity Area as designated on the Proposals Map.

The Biodiversity Action Plan, BAP 2030 states on p8, para 16, "This BAP will serve as the interim biodiversity strategy for nature's recovery until such time as finalised LNRs are in place across Buckinghamshire and Milton Keynes.

The application consistently describes the site as somehow diminished due to its former use as a quarry for gravel extraction and subsequent landfill, even though this activity is consistent with the Green Belt policy designation. The land is now largely restored for agriculture or this is in the process of happening. Its lawful use, therefore, is for agriculture, an appropriate and vital use of the Green Belt.

The NPPF paragraphs – para 145 on the need for green infrastructure and biodiversity improvements; and para 154 on climate change in vulnerable areas where risks should be managed through suitable adaptation measures, including through the planning of green infrastructure, are applicable. Also, of importance is the new guidance on Local Nature Recovery Strategies published in March 2023 para 82 (regarding nature recovery and public access to nature. These national policies do not appear to have been sufficiently considered in this application. These measures are consistent with the aims and objectives of the CVRP which will be harmed by this application.

However, should permission be granted, the ancient woodland, particularly Gladwin's Wood, is of immense biodiversity value and should be protected and managed as part of the biodiversity net gain case and should have very limited access.

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The site is bounded to the west by public rights of way which are in very poor condition. These paths should be improved and maintained as part of any condition of an approval. However, the currently rural and natural landscape which attracts users to these rights of way will be severely affected by this proposed development. The rights of way should not be restricted in any way due to filming.

Jane Griffin RTP1
Trustee
Colne Valley Regional Park

Colne Valley Park Trust

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