

BUCKINGHAMSHIRE COUNCIL

Town and Country Planning Act 1990

PL/25/4131/FA

Mr Mark Roberts
EKFB
5th Floor Exchange House
Midsummer Blvd
Milton Keynes

High Speed Two (HS2) Limited
Two Snowhill
Birmingham
B4 6GA
United Kingdom

Subsequent to your application that was valid on the **1st October 2025** and in pursuance of their powers under the above mentioned Act and Orders, Buckinghamshire Council as Local Planning Authority **HEREBY APPROVES PERMISSION FOR:-**

Installation of a spring chamber and flow monitoring chamber with associated pipework for the requirements of HS2, including an attached power box with roof-mounted solar panel, a headwall outflow structure, the reprofiling of an existing drainage ditch, stock-proof fencing, a temporary access track and temporary laydown area for construction.

AT:-

Bank Farm, Nash Lee End, Wendover HP22 6BH

Subject to the following conditions with reasons:

1. Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documentation:

Site Location Plan (1MC12-EKF-TP-PLN-CS03- 000002), Spring Chamber General Arrangement (1MC06-CEK-DR-DGA-CS03_CL17-000086 C01), MF Stock Proof Fencing (20241210_DWG-1 P01), Mains and Solar Telemetry GRP Kiosks Brochure (Single Door), Swept Path Analysis (HS2\C2\EKFB\DRG\TW\174 P01), Dura-Base – Specification and Performance Data (1-877-MAT-ROAD), Track and Land Drainage Chamber Standard Detail (1MC06-CEK-DR-DDE-C002- 00151 C04), Track and Land Drainage Pipe Bedding Standard Details 1MC06-CEK-DR-DDE-C002-000150 C03, Drainage Typical Ditch Lining Details 1MC06-CEK-DR-DDE-C002-000144 Rev C04, Working Detail Plan 1MC12-EKF-LP-MAP-C000-000217, Construction Phase Traffic Management Plan – Northern Access Route: 1MC12-EKF-PL-REP-CS03-700001, Ecology and Trees Checklist, EI-1763-Mogford Chamber TCPA-Landscape and Visual Impact Assessment 1MC06-CEK-EV-REP-

CS03_CL06-000106, Flood Risk Statement – Northern Access Route 1MC12-EKF-PL-STA-CS03-000003, Preliminary Ecological Appraisal 1MC12-EKF-EV-REP-C000-000154, Arboricultural Impact Assessment and Method Statement – Bank Farm 1MC12-EKF-EV-REP-CS03-000173, Planning Statement 1MC12-EKF-TP-REP-C000-000036, Swept Path Analysis 2/2 HS2\C2\EKFB\DRG\TW\175 P01, Mogford Nash Lee End TCPA: Consultee Comments – HS2 Responses, Email: RE: [External] Mogford TCPA 02/12/2025.

Reason: To ensure that the development is carried out in accordance with the details considered by the local planning authority.

3. Ecological Impact Assessment

The approved plans must be conducted in accordance with the recommendations of the Preliminary Ecological Appraisal (Doc ref: 1MC12-EKF-EV-REP-C000-000154) as detailed in Section 4. Any deviations from the approved measures to protect and enhance biodiversity must be submitted and to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting and enhancing biodiversity in accordance with Policy NE1 of the Vale of Aylesbury Local Plan (2021) and Section 15 of the NPPF.

4. Arboricultural Impact Assessment

The construction of the proposed scheme must be conducted in accordance with the tree and root protection measures, hedgerow removal distances, and level of pruning as set out in the Arboricultural Impact Assessment (1MC12-EKF-EV-REP-CS03-000173) and email: RE[EXTERNAL] Mogford TCPA 10/12/2025. Any deviations from the approved measures to protect tree and hedgerows must be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting trees and hedgerows during construction in accordance with Policy NE8 of the Vale of Aylesbury Local Plan (2021) and Section 15 of the NPPF.

5. Replacement Planting

Within two months of construction activities completing on-site to facilitate the development hereby approved, the temporary laydown and access areas will be reinstated, consisting of sub-soiling, rolling, and drilling.

Seed mixes will consist of Timothy, Perennial Ryegrass and Medium Leaved White Clover. As confirmed in email:RE:[External] Mogford TCPA – Tuesday 02/12/2025.

The seeding shall be carried out in full in the first planting season following the reinstatement unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To protect the field in terms of its agricultural use, and to ensure the temporary harm to the Chilterns National Landscape is minimised.

6. Archaeological Monitoring

The development will be implemented subject to the approved Location Specific Written Scheme of Investigation for Archaeological Monitoring at Mogford Farm, Wendover Buckinghamshire Location Specific Written Scheme of Investigation for Archaeological Monitoring 1MC12-EKF-EV-REP-CS03-000182.

Reason: To record or safeguard any archaeological evidence that may be present at the site and to comply policy BE1 of VALP and the advice within the NPPF (2024).

Informatives

1. In accordance with paragraph 39 of the NPPF (2024) the Council approaches decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and working proactively with applicants to secure developments. The Council worked with the applicants/agents in a positive and proactive manner, and as appropriate updating the agent of any issues that may arise in the processing of their application. In this instance, the applicant was provided the opportunity to submit amendments, and additional information to the scheme/address issues.
2. The construction of the development hereby approved will be undertaken in accordance with the methodology set out in the HS2 Code of Construction Practice (2017) as stated in the submitted Planning Statement.
3. It is advised the Council requests to be notified when the pre and post construction surveys confirmed in the Construction Traffic Management Plan (Section 3.1) are to be undertaken and requests a copy of the surveys.
4. This permission shall not be deemed to confer any right to obstruct the public footpath crossing the site which shall remain open and available unless legally stopped up or diverted under Section 257 of the Town and Country Planning Act 1990 or temporarily closed by Traffic Regulation Order under Section 14 Road Traffic Regulation Act 1984.
5. Any new gate needed to retain agricultural stock along Footpath WEN/9/6 will require highway authority permission under Section 147 Highways Act 1980. Compliance with BS 5708 2018 is required. Please email row@buckinghamshire.gov.uk; in the first instance.
6. Unless other means of improving the drainage are to be undertaken to install the Dura-base matting, the existing sleepers, situated along the north-western approach to the field boundary and new kissing gate on Footpath WEN/9/6, should be replaced to mitigate the area prone to waterlogging.

Your attention is drawn to the attached notes.



Steve Bambrick

Corporate Director of Planning Growth and Sustainability

On behalf of the Council

12th December 2025

NOTES FOR RPP1, AOP2 & ATNR

1. APPEALS

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, you must do so within the appropriate time limit shown below, using a form which you can get from the Secretary of State, Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN . You can also lodge an appeal via the internet at <https://www.gov.uk/planning-inspectorate>

Appeals against refusal of planning permission for:	Time period for submitting appeals to Planning Inspectorate
Minor commercial (shop front) development	Within 12 weeks of the date of this decision notice
Development where an enforcement notice was previously served for substantially the same land and development	Within 28 days of the date of this decision notice
Development where an enforcement notice is subsequently served for substantially the same land and development	Within 28 days of the date the enforcement notice is served or within 6 months of the date of this notice, whichever period expires earlier
All other development	Within 6 months of the date of this decision notice

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If either the local planning authority or the Secretary of State for Communities and Local Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

2. BUILDING REGULATIONS

This Refusal under the Town and Country Planning Act **DOES NOT** operate as a refusal under the provisions of the Building regulations. A further application may be required under this legislation. You are advised to seek advice from the Council's Building Control section on this matter, by emailing buildingcontrol@buckinghamshire.gov.uk

3. PROTECTED SPECIES

Certain wild plants and animals are protected under UK and European legislation. Approval under that legislation is required if protected habitats or species are affected by development. If you discover protected species proceeding with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England. Further details are contained in our leaflet 'Biodiversity and the Planning process'.