

Dobbins Lane and the Spring Chamber Planning Application February '25

With the level of interest the Dobbins Lane and the Spring Chamber Planning Application here's a guide to find the details and how to respond to it.

This includes:

- Downloading the documentation from the Buckinghamshire Council Planning Portal
- An overview of the proposal
- How the Planning Process works
- How to respond

1. Downloading the documentation

The Bucks Council-Aylesbury Vale Planning Portal website holds the documentation for the case with reference **25/00406/APP** which you can access using the link <https://tinyurl.com/DLPlanningApplication>. Then click on the "Documents" tab to see the collection of papers.

The most useful document is probably the "Planning Statement" which summarises the proposal, with the details being captured in the various drawings of the structures as the main focus of the approval is about what the thing will look like when it's finished.

However the Planning Authority is also interested in other "Material Considerations" that should be taken into account before determining if the application should be approved.

(see <https://www.planningportal.co.uk/services/help/faq/planning/about-the-planning-system/what-are-material-considerations>).

The Planning Application has a number of supporting documents to address these issues, including the Construction Phase Traffic Management Plan [CTMP], an Ecological Impact Assessment, an Arboricultural Impact Assessment, and an Archaeological Monitoring Scheme.

2. An overview of the proposal

The "Spring Chamber" is an underground cylindrical cistern that allows water from a spring and adjacent ground to be drained into a ditch that passes the Kings Farm Shop and forms a tributary of "Stoke Brook". The only visible element would be a manhole. A second smaller chamber would be used to house flow monitoring equipment with the visible features being a solar powering cabinet; surrounded by fencing.

The Chamber is situated in "Rushey Meadow", which is the middle field half way between Dobbins Lane and Kings Farm Shop. Access to the chamber is needed for maintenance, and improvement of the existing Public Right of Way (WEN/10) across the first meadow ("Barn field") is proposed using aggregate to ensure that small vehicles can still cross the field when the ground is saturated. In Rushey Meadow about 220m of new aggregate track is needed along the south side of the field between the WEN/9 Right of Way and the Chamber site. The aggregate tracks would be grassed over to make them blend in with the rest of the meadows and minimize the visible impact in the Chilterns National Landscape area of outstanding natural beauty.

Improvement is also needed for the 90m section of track between the end of Dobbins Lane and Barn Field gate to protect underground utilities.

3. How the Planning Process works

Unlike most HS2 related proposals the site is outside the "land available for use" defined in the HS2 legislation; this proposal is being submitted under normal Town and Country Planning Act conditions.

This means that while Buckinghamshire Council are defined as the Local Planning Authority, and Wendover Parish Council also gets an opportunity to submit formal comments for consideration.

On receipt of the Planning Request Bucks Council “validate” the submission, give it a reference number and make it available for public scrutiny on their “Planning Portal” website, get the yellow statutory notices posted in the adjacent streets and circulate invitations to Bucks Officers (Highways, Environmental Health, Flooding etc) and other Statutory bodies (Environment Agency, Chilterns National Landscape, Natural England) for comment. The Case Officer compiles the feedback along with the relevant National and Local Planning policies and creates a report making a recommendation about approval or rejection of the application, along with any conditions that the Council would apply. Normally the decision would be endorsed by Senior Officer using powers delegated by the Council. However, Councillors can demand that the application is “called in” and reviewed at a formal public Planning Meeting. If the Council decision is to reject the application, HS2 could appeal and have the case referred to a Planning Inspector.

4. How to respond

You can submit comments about anything in the application, but to get any changes made they need to reflect aspects of the case covered by the relevant planning policies to be treated as “Material Considerations”. In this case that probably means pointing out issues related to Highways and Public Safety, Effect in a conservation Area, Nature conservation and visual impact in the Chilterns National Landscape area of outstanding natural beauty, or Loss of Local Amenity about use of rights of way.

You can respond to either Bucks Council, the Parish Council, or both of them.

To Bucks Council:

Once you find the application on the Planning Portal, click on the “Comments” tab to make your response. You need to register and then upload the text of your comment.

To Wendover Parish Council, write to the Clerk of the Parish Council at the Clock Tower, High Street, Wendover, Aylesbury, Buckinghamshire, HP22 6DU, or email him at Clerk@wendover-pc.gov.uk

If you need further clarification on the proposal please contact us by email at enquiries@whs2.org.

26th February '25