



Directorate for Planning, Growth and Sustainability

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BUCKINGHAMSHIRE COUNCIL DECISION NOTICE

Application no. 24/03350/HS2

Schedule 17 of the High Speed Rail (London – West Midlands), Act 2017

The local planning authority hereby GRANTS APPROVAL for the Plans and Specifications submission made under Schedule 17 to the High-Speed Rail (London – West Midlands) Act 2017 as detailed below:

Applicant: HS2 Limited, Two Snowhill, Snow Hill, Queensway, Birmingham, B4 6GA

Location: The site is located to the South-West of Aylesbury and West of the Princes Risborough to Aylesbury Railway Line, Buckinghamshire.

Proposal: Plans and Specifications submission under Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017 for works comprising of:

- Footpath SMA/16 Accommodation Overbridge and associated earthworks
- SBH/19 Bridleway Oat Close Overbridge and associated earthworks
- Footpath SBH/34 Accommodation Overbridge and associated earthworks
- Aylesbury South Cutting (Part of)
- Aylesbury Embankment
- Aylesbury North Cutting (Part of)
- Earthworks associated with Footpath SMA/16 realignment
- Earthworks associated with Access Track 1 - HS2 maintenance access to Drainage Ponds 6 and 7
- Earthworks associated with SBH/19 Oat Close Bridleway
- Stoke Brook Watercourse Enhancements
- Sedrup North Watercourse Diversion
- Earthworks associated with the 8 No. Ecology Ponds
- Earthworks associated with the 7 No. Drainage Ponds
- Earthworks associated with the Drainage Ditches
- 5 No. Culverts (above ground elements)

- Noise Barriers
- 6 No. Ditch Slab Crossings
- Location of the Vehicular Restraint Barriers
- Location of the permanent fencing

Plan references:

Plan Reference Number	Title	Revision
-CEK-TP-DGA-CS04_CL18-000005	South West Aylesbury Part B General Arrangement Plan - For Approval Sheet 1	C02
1MC06-CEK-TP-DGA-CS04_CL18-000006	South West Aylesbury Part B General Arrangement Plan - For Approval Sheet 2	C02
MC06-CEK-AR-DDE-CS04_CL18-000010	Footpath SMA-16 Accommodation Overbridge Cross Section and Parapet Detail – For Approval	C02
MC06-CEK-AR-DPL-CS04_CL18-000009	Footpath SMA-16 Accommodation Overbridge Plan on Deck – For Approval	C02
1MC06-CEK-AR-DSE-CS04_CL18-000006	Footpath SMA-16 Accommodation Overbridge Longitudinal Section and Elevation – For Approval	C02
1MC06-CEK-AR-DDE-CS04_CL18-000012	SBH-19 Bridleway Oat Close Overbridge Cross Section and Parapet Detail – For Approval	C02
1MC06-CEK-AR-DPL-CS04_CL18-000011	SBH-19 Bridleway Oat Close Overbridge Plan on Deck – For Approval	C02
C06-CEK-AR-DSE-CS04_CL18-000008	SBH-19 Bridleway Oat Close Overbridge Longitudinal Section and Elevation – For Approval	C02
MC06-CEK-AR-DDE-CS04_CL18-000008	Footpath SBH-34 Overbridge Cross Section and Parapet Detail – For Approval	C02
MC06-CEK-AR-DPL-CS04_CL18-000007	Footpath SBH-34 Overbridge Plan on Deck – For Approval	C02
1MC06-CEK-AR-DSE-CS04_CL18-000004	Footpath SBH-34 Overbridge Longitudinal Section and Elevation – For Approval	C02
1MC06-CEK-TP-DPL-CS04_CL18-000052	South West Aylesbury Part B Proposed Landform Plan Sheet 1	C03
MC06-CEK-TP-DPL-CS04_CL18-000053	South West Aylesbury Part B Proposed Landform Plan Sheet 2	C02
1MC06-CEK-TP-DSE-CS04_CL18-000029	South West Aylesbury Part B Earthworks Cross Sections Sheet 1	C02
C06-CEK-TP-DSE-CS04_CL18-000030	South West Aylesbury Part B Earthworks Cross Sections Sheet 2	C02
C06-CEK-TP-DSE-CS04_CL18-000031	South West Aylesbury Part B Earthworks Cross Sections Sheet 3	C02
1MC06-CEK-TP-DSE-CS04_CL18-000032	South West Aylesbury Part B Earthworks Cross Sections Sheet 4	C02
1MC06-CEK-TP-DDE-CS04_CL18-000029	South West Aylesbury Part B Sedrup North Watercourse Diversion	C01
MC06-CEK-TP-DDE-CS04_CL18-000033	South West Aylesbury Part B Stoke Brook Watercourse Enhancement	C01
MC06-CEK-TP-DDE-CS04_CL18-000028	South West Aylesbury Part B Pond Details and Sections Sheet 1	C01
6-CEK-TP-DDE-CS04_CL18-000034	South West Aylesbury Part B Pond Details and Sections Sheet 2	C01
1MC06-CEK-TP-DDE-CS04_CL18-000035	South West Aylesbury Part B Pond Details and Sections Sheet 3	C02

Plan Reference Number	Title	Revision
1MC06-CEK-AR-DDE-CS04_CL18-000005	South West Aylesbury Part B Noise Barrier Transitions Sheet 01 for Approval	C01
06-CEK-AR-DDE-CS04_CL18-000006	South West Aylesbury Part B Noise Barrier Transitions Sheet 02 for Approval	C01
MC06-CEK-AR-DDE-CS04_CL18-000007	South West Aylesbury Part B Noise Barrier Transitions Sheet 03 for Approval	C01
1MC06-CEK-AR-DPL-CS04_CL18-000006	South West Aylesbury Part B Noise Barrier Plan for Approval	C02
1MC06-CEK-TP-DDE-C002-000007	Noise Barriers Typical Details Sheet 01 for Approval	C01
1MC06-CEK-TP-DDE-C002-000016	Noise Barriers Typical Details Sheet 02 for Approval	C01
1MC06-CEK-TP-DDE-C002-000009	Noise Barriers Typical Details Sheet 03 for Approval	C01
1MC06-CEK-TP-DDE-C002-000010	Noise Barriers Typical Details Sheet 04 for Approval	C01
1MC06-CEK-TP-DPL-C002-000006	Miscellaneous Culverts Standard Detail Culvert Plans and Sections – For Approval	C02
1MC06-CEK-AR-DPL-CS04_CL18-000001	Sedrup North Culvert Culvert Plans and Sections – For Approval	C02
1MC06-CEK-TP-DPL-C002-000007	Miscellaneous Watercourse and Drainage Ditch Crossings – Typical Plans and Sections - For Approval	C01
1MC06-CEK-TP-DPL-C002-000010	Miscellaneous Watercourse and Drainage Ditch Crossovers on PRowWs – Typical Plans and Sections - For Approval	C01
1MC06-CEK-TP-DDE-C002-000006	Line side Steps – Typical Details – Sheet 01 For Approval	C02

This approval is not subject to any conditions.

INFORMATIVES

Informative 1

In accordance with Paragraph 2(1) and Paragraph 3(1) Part 1, Schedule 17 of the HS2 Act the development hereby approved must be carried out in accordance with the plans and specifications.

Informative 2

Public Right of Way

Notwithstanding the approved Maintenance Access Strip and restored ground on the west side of the trace, situated between the adopted and diverted Oxford Road A418 and Gemstone cycle route, HS2 must fulfil their August 2021 commitment to provide a public right of way to the SBH/19 Bridleway Overbridge diversion and SBH/34 Footpath diversion. The agreement by the council to merge the two bridges [SBH/19 and SBH/27] was made to facilitate significant cost-saving to the HS2 project, but on the proviso the aforementioned public link was made to facilitate walking, cycling and horse-riding between AGT-2 housing development the existing walking and cycling network on the A418.

Informative 3

Landscaping and Ecology Proposals

The applicant is advised to engage in pre-application discussions with the Buckinghamshire Council's Landscape and Ecology Officer on the details of the proposed landscaping proposals to be submitted in the future Schedule 17(9) or Schedule 17(12) applications in accordance with the HS2 Act 2017.

Informative 4

Bringing Into Use

The applicant is to note that prior to the bringing into use of relevant scheduled works, approval from the Council will need to be obtained under Schedule 17 (paragraph 9) to the HS2 Act. The Council will need to be satisfied that there are no reasonably practicable measures which need to be taken for the purpose of mitigating the effect of the work or its operation to preserve the local environment or local amenity, to preserve a site of archaeological or historic interest, and in the interests of nature conservation.

The corresponding Indicative Mitigation Response Letter identifies the key mitigation considerations for the relevant schedule works at this stage in the process.

Informative 5

Noise Demonstration Report

Whilst it is recognised the NDR submitted with this application is not material to the decision to be made at this stage, these comments are made to guide EKFB/HS2 on Buckinghamshire Council's expectations regarding Schedule 17(9) applications.

Informative 6

Noise Requirements – Bringing into Use

It is understood that at this stage of the process understanding of potential noise impacts, source terms and mitigation performance is still evolving. The following points will need to be addressed in future Schedule 17(9) applications or via papers published by HS2 and made publicly available.

- Presentation within the NDR of predicted noise levels at all ES receptors, irrespective of whether the expected conditions currently fall below LOAEL, recognising that under the requirements of IP F4 there is potential for noise levels to be measured at levels above LOAEL at those receptors;
- A clear position and description on prediction uncertainty, including why HS2 considers that the numerical value for the prediction model uncertainty does not need to be directly applied to predicted noise levels at receptors to meet the requirements of IP E20, U&A 1025 and U&A 1026;
- Supporting evidence (or direction to published papers) on the derivation of the source terms presented in the NDR and the apparent changes to those assumed in the ES (Vol 5 Technical Appendices);
- Details of further validation studies that justify the use of the HS1 (and hence HS2) model (beyond just the source terms) for speeds in excess of 300kph to meet the requirements of U&A 1026;
- The Council urges HS2 to develop and publish its proposals in relation to IP F4 activities. We reasonably expect to have received further information as a result of those activities (and other studies) prior to, or as part of the supporting material, for any Schedule 17(9) submission, in order for us to judge precisely whether the AFARP requirement at that point in time has

been discharged, and whether U&As 1025 and 1026 for the final design have been fully discharged.

Informative 7

In accordance with assurances given by the Secretary of State, the applicant is reminded that HS2 Phase 1 Environmental Minimum Requirements must be fully complied with in undertaking the works.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'EO', with a stylized flourish at the end.

Eric Owens

Service Director Planning and Environment

On behalf of the Council

28 May 2025

NOTE

1. APPEALS

If you are aggrieved by the decision of your Local Planning Authority to refuse approval for the plans and specifications for the proposed works or the imposition of conditions on an approval, then you can appeal to The Secretary of State for Transport and the Secretary of State for Communities and Local Government under Schedule 17, Part 3, paragraph 22 of the High Speed Rail (London – West Midlands), Act 2017. If you want to appeal, you must do so within 42 days from the date of notification of this decision, using a form prescribed in Schedule 1 to the High-Speed Rail (London – West Midlands) (Planning Appeals) (Written Representations Procedure) (England) Regulations 2017.