

CORE DOCUMENTS LIST

V8

APPEAL BY EXTRA MSA GROUP
CONSTRUCTION OF A NEW MOTORWAY SERVICE AREA
LAND AT WARREN FARM, BETWEEN JUNCTIONS 16-17 OF THE M25, NEAR CHALFONT ST
PETER, BUCKINGHAMSHIRE

APPEAL REF: APP/X0415/W/21/3272171

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CD1. APPEAL SITE: PLANNING APPLICATION (PL/19/2260/OA)

ORIGINAL APPLICATION SUBMISSION

REF:	PLAN/DRAWING	REFERENCE	DATE SUBMITTED
CD-1.1	Parameters Assessment Plan	1740/P(--)100 Rev P2 - <i>superseded</i>	28/06/2019
CD-1.2	Site Block Plan	1740/P(--)101 Rev P1 - <i>superseded</i>	28/06/2019
CD-1.3	Indicative Plans - Proposed Buildings Ground Floor Plan	1740/P(--)110 Rev P1	28/06/2019
CD-1.4	Indicative Plans - Proposed Buildings First Floor Plan	1740/P(--)111 Rev P1	28/06/2019
CD-1.5	Indicative Plans - Proposed Buildings Roof Plan	1740/P(--)112 Rev P1	28/06/2019
CD-1.6	Indicative Elevations Proposed Buildings	1740/P(--)200 Rev P1	28/06/2019
CD-1.7	Indicative Elevations Proposed Hotel	1740/P(--)201 Rev P1	28/06/2019
CD-1.8	Indicative Sections Proposed Buildings	1740/P(--)300 Rev P1	28/06/2019
CD-1.9	Indicative Proposed Plans Fuel Filling Station	1740/P(--)400 Rev P1	28/06/2019
CD-1.10	Indicative Elevations Fuel Filling Station	1740/P(--)500 Rev P1	28/06/2019
CD-1.11	Illustrative Masterplan	BIR5351_09-L - <i>superseded</i>	28/06/2019
CD-1.12	Illustrative Landscape Sections A-C (sheet 1 of 2)	BIR5351_11A - <i>superseded</i>	28/06/2019
CD-1.13	Illustrative Landscape Sections D-F (sheet 2 of 2)	BIR5351_15A - <i>superseded</i>	28/06/2019
CD-1.14	Site Location Plan	BIR5351_18-B - <i>superseded</i>	28/06/2019
CD-1.15	Detailed Access Plan	255375-ARP-ZZ-ZZ-DR-CH-0074 P01.5 - <i>superseded</i>	28/06/2019

REF:	DOCUMENT	DATE SUBMITTED
CD-1.16	Application Forms	28/06/2019
CD-1.17	Planning Statement - <i>superseded</i>	28/06/2019
CD-1.18	Design and Access Statement - <i>superseded</i>	28/06/2019
CD-1.19	Design Principles Document - <i>superseded</i>	28/06/2019
CD-1.20	Alternative Sites Assessment	28/06/2019
CD-1.21	Economic Statement	28/06/2019
CD-1.22	Employability Strategy	28/06/2019
CD-1.23	Consultation Report	28/06/2019
CD-1.24	Public Rights of Way Strategy - <i>superseded</i>	28/06/2019
CD-1.25	Energy Statement	28/06/2019
CD-1.26	Sustainability Statement	28/06/2019
CD-1.27	Draft Heads of Terms	28/06/2019
CD-1.28	Covering Letter (28 th June 2019)	28/06/2019
REF:	ENVIRONMENTAL STATEMENT	28/06/2019
CD-1.29	1.Introduction Chapter	
CD-1.29A	Figure 1.1 Application Site Context	
CD-1.30	2. Assessment Scope & Methodology Chapter	
CD-1.30A	Appendix 2.1 Scoping Opinion Request	
CD-1.30B	Appendix 2.2 Formal Scoping Opinion	
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CD-1.30E	Appendix 2.5 HS2 Operational Plans x4 (from HS2 ES)	
CD-1.30F	Appendix 2.6 PL/18/2179/HS2 Site Plan	
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CD-1.30H	Appendix 2.8 PL/18/2183/HS2 & CH/2017/30204/HS2 Site Plan	
CD-1.30I	Appendix 2.9 18/2008/DIS Site Plan	
CD-1.30J	Appendix 2.10 PL/2108/HS2 Location Plan	
CD-1.30K	Appendix 2.11 PL/18/2108/HS2 Site Plan	
CD-1.30L	Appendix 2.12 PL/18/3689/HS2 Location Plan	
CD-1.30M	Appendix 2.13 PL/18/3689/HS2 Site Plan	
CD-1.30N	Appendix 2.14 CH/2017/2336/FA Location Plan	
CD-1.30O	Appendix 2.15 CH/2017/2336/FA Planned Mitigation	
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CD-1.30R	Appendix 2.18 17/01809/HS2 Location Plan	
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CD-1.30U	Appendix 2.21 CH/2017/30177/HS2 Proposed Mitigation	
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CD-1.34	6. Socio Economics Chapter	
CD-1.35	7. Landscape and Visual Impact Chapter	
CD-1.35A:	Figure 7.1 Site Location	
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CD-1.36I	Appendix 8.8 Wintering Bird Survey Report	
CD-1.36J	Appendix 8.9 Invertebrate Survey Report	
CD-1.36K	Appendix 8.10 Habitat Regulations Screening Assessment	
CD-1.36L	Appendix 8.11 Biodiversity Offsetting Report	
CD-1.36M	Appendix 8.12 Arboricultural Impact Assessment	
CD-1.36N	Appendix 8.13 Framework Management Plan	
CD-1.36O	Appendix 8.14 Bird Hazard Management Plan	
CD-1.37	9. Archaeology and Built Heritage Chapter	
CD-1.37A	Appendix 9.1 Heritage Statement	
CD-1.37B	Appendix 9.2 Geophysical Survey	
CD-1.38	10. Agriculture and Soils Chapter	
CD-1.38A	Figure 10.1 Agricultural Land Classification	
CD-1.38B	Appendix 10.1 Soil Survey and Land Research Centre (1990).	
CD-1.38C	Appendix 10.1b The Soils of Lynsters Farm, Maple Cross, Hertfordshire	
CD-1.38D	Appendix 10.2 ALC Methodology, Soil Profile Description and ALC calculations	
CD-1.38E	Appendix 10.3 NRM Topsoil Texture Results	
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CD-1.39	11. Ground Conditions Chapter	
CD-1.39A	Appendix 11.1 Phase I Environmental Assessment June 2019	
CD-1.40	12. Water Resources Chapter	
CD-1.40A	Figure 12.1 Local Water Resources	
CD-1.40B	Appendix 12.1 Flood Risk Assessment	
CD-1.40C	Appendix 12.2 Drainage Strategy	
CD-1.40D	Appendix 12.3 Abstractions & Discharges	
CD-1.40E	Appendix 12.4 Historic Landfills	
CD-1.40F	Appendix 12.5 Conceptual Site Model Report	
CD-1.40G	Appendix 12.6 Fuel Storage Feasibility Assessment	
CD-1.40H	Appendix 12.7 Fuel Filling Station Design Information	
CD-1.40I	Appendix 12.8 Water Framework Directive Assessment	
CD-1.41	13. Transport and Access Chapter	
CD-1.41A	Appendix 13.1 Transport Assessment and Framework Travel Plan – <i>Transport Assessment superseded</i>	
CD-1.42	14. Noise Environment Chapter	
CD-1.42A	Appendix 14.1 Figures 14.1 – 14.5	
CD-1.42B	Appendix 14.2 Noise Monitoring Results	
CD-1.43	15. Air Quality Chapter	
CD-1.43A	Figure 15.1 Existing Sensitive Receptor Locations	
CD-1.43B:	Appendix 15.1 Methodology for Construction Phase Assessment	
	Appendix 15.2 Methodology for Operational Phase Assessment	
	Appendix 15.3 Air Quality Legislation and Guidance	
	Appendix 15.4 Professional Experience of Assessors	
CD-1.44	16. Summary Chapter	
CD-1.45	17. Glossary & Acronyms	
CD-1.46	18. References	
CD-1.47	Non-Technical Summary - <i>superseded</i>	
CD-1.48	Application Covering Letter - duplicate	28/06/2019

ADDITIONAL PLANS AND DOCUMENTS SUBMITTED AS PART OF THE PLANNING APPLICATION

	PLAN/DRAWING	REFERENCE	DATE SUBMITTED
CD-1.49	Topographical Survey	SH11660-004	19/11/2019
CD-1.50	Parameters Assessment Plan	1740/P(--)/100 Rev P3 - <i>superseded</i>	03/12/2019

CD-1.51		1740/P(--)100 Rev P4	14/07/2020
CD-1.52	Illustrative Masterplan	BIR5351_09-P - <i>superseded</i>	03/12/2019
CD-1.53		BIR5351_09-T	14/07/2020
CD-1.54	Illustrative Landscape Sections A-C (sheet 1 of 2)	BIR5351_11B - <i>superseded</i>	03/12/2019
CD-1.55		BIR5351_11C	14/07/2020
CD-1.56	Illustrative Landscape Sections D-F (sheet 2 of 2)	BIR5351_15B - <i>superseded</i>	03/12/2019
CD-1.57		BIR5351_15C	14/07/2020
CD-1.58	Site Location Plan	BIR5351_18C	03/12/2019
CD-1.59	Indicative Landscape Mitigation and Enhancement Masterplan / Community Land Indicative Mitigation and Enhancement Masterplan	LM01 - <i>superseded</i>	03/12/2019
CD-1.60		LM01 Rev Q	14/07/2020
CD-1.61	Indicative Landscape Mitigation and Enhancement Masterplan / Community Land Indicative Mitigation and Enhancement Masterplan	LM02 - <i>superseded</i>	03/12/2019
CD-1.62		LM02 Rev K	14/07/2020
CD-1.63	Denham Lane Temporary Construction Access Route	255375-ARP-ZZ-ZZ-DR-CH-0083 - <i>superseded</i>	03/12/2020
CD-1.64		255375-ARP-ZZ-ZZ-DR-CH-0083 P03	12/08/2020
CD-1.65	Denham Lane Temporary Construction Access	255375-ARP-ZZ-ZZ-DR-CH-0085 - <i>superseded</i>	15/01/2020
CD-1.66		255375-ARP-ZZ-ZZ-DR-CH-0085 P01	12/08/2020
CD-1.67	Denham Lane Proposed Pedestrian Crossing and Speed Limit Relocation	255375-ARP-ZZ-ZZ-DR-CH-0084 - <i>superseded</i>	15/01/2020
CD-1.68		255375-ARP-ZZ-ZZ-DR-CH-0084 P01	12/08/2020
CD-1.69	Site Block Plan	1740/P(--)101 Rev P3	14/07/2020
CD-1.70	MSA Amenity Area – Illustrative Plan	BIR5351_32-C	14/07/2020
CD-1.71	Detailed Access Plan	255375-ARP-ZZ-ZZ-DR-CH-0074 P03 - <i>superseded</i>	14/07/2020
CD-1.72		255375-ARP-ZZ-ZZ-DR-CH-0074 P04	12/08/2020
CD-1.73	Offsite Highway Works General Arrangement	255375-ARP-ZZ-ZZ-DR-CH-0066	12/08/2020
CD-1.74	Offsite Highway Works - Proposed Adoption Boundary	255375-ARP-ZZ-ZZ-DR-CH-0037 P01	12/08/2020
CD-1.75	Offsite Highway Works Chainage Plan	255375-ARP-ZZ-ZZ-DR-CH-0044 P01	12/08/2020
CD-1.76	Offsite Highway Works Geometry Profiles, Sheet 1 of 2	255375-ARP-ZZ-ZZ-DR-CH-0045 P01	12/08/2020
CD-1.77	Offsite Highway Works Geometry Profiles, Sheet 2 of 2	255375-ARP-ZZ-ZZ-DR-CH-0046 P01	12/08/2020
CD-1.78	Offsite Highway Works Typical Cross Sections - Sheet 1 of 3	255375-ARP-ZZ-ZZ-DR-CH-0038 P01	12/08/2020
CD-1.79	Offsite Highway Works Typical Cross Sections - Sheet 2 of 3	255375-ARP-ZZ-ZZ-DR-CH-0039 P01	12/08/2020
CD-1.80	Offsite Highway Works Typical Cross Sections - Sheet 3 of 3	255375-ARP-ZZ-ZZ-DR-CH-0040 P01	12/08/2020
CD-1.81	Option 2 Tied Arch Overbridge General Arrangement	255375-ARP-ZZ-ZZ-DR-CB-0004 P01	12/08/2020

CD-1.82	Proposed Highway Works Sheet 1 of 8	255375-ARP-ZZ-ZZ-DR-CH-0099 P02	12/08/2020
CD-1.83	Proposed Highway Works Sheet 2 of 8	255375-ARP-ZZ-ZZ-DR-CH-0100 P02	12/08/2020
CD-1.84	Proposed Highway Works Sheet 3 of 8	255375-ARP-ZZ-ZZ-DR-CH-0101 P02	12/08/2020
CD-1.85	Proposed Highway Works Sheet 4 of 8	255375-ARP-ZZ-ZZ-DR-CH-0102 P04	12/08/2020
CD-1.86	Proposed Highway Works Sheet 5 of 8	255375-ARP-ZZ-ZZ-DR-CH-0103 P03	12/08/2020
CD-1.87	Proposed Highway Works Sheet 6 of 8	255375-ARP-ZZ-ZZ-DR-CH-0104 P04	12/08/2020
CD-1.88	Proposed Highway Works Sheet 7 of 8	255375-ARP-ZZ-ZZ-DR-CH-0105 P03	12/08/2020
CD-1.89	Proposed Highway Works Sheet 8 of 8	255375-ARP-ZZ-ZZ-DR-CH-0106 P02	12/08/2020

REF:	DOCUMENT	DATE SUBMITTED
CD-1.90	Mineral Resource Assessment	15/08/2019
CD-1.91	Utilities Assessment	21/08/2019
CD-1.92	Planning Objection Review – Denham Aerodrome	24/09/2019
CD-1.93	Note on Doncaster Decision	10/09/2019
CD-1.94	Planning Statement (updated)	14/07/2020
CD-1.95	Design and Access Statement (updated)	14/07/2020
CD-1.96	Design Principles Document (updated)	14/07/2020
CD-1.97	Covering Letter (3 rd December 2019)	03/12/2019
CD-1.98	Design Principles Summary Document	03/12/2019 - <i>superseded</i>
CD-1.99		14/07/2020
CD-1.100	Public Rights of Way Strategy (updated)	17/12/2019 - <i>superseded</i>
CD-1.101		14/07/2020
CD-1.102	Green Land Strategy / Community Land Framework	17/12/2019 - <i>superseded</i>
CD-1.103		14/07/2020
CD-1.104	Note on Staff Parking	15/01/2020
CD-1.105	Warren Farm – S106 Contributions	03/02/2020
CD-1.106	CIL Form 1	29/04/2020
CD-1.107	Covering Letter (14 th July 2020)	14/07/2020
CD-1.108	Security Framework	14/07/2020
CD-1.109	Illustrative Visualisations	14/07/2020
CD-1.110	MSA Bridge Structure Approval in Principle	14/07/2020
CD-1.111	Walking, Cycling and Horse-Riding Assessment	14/07/2020
CD-1.112	Offsite Highway Works Structures Preliminary Options Report	14/07/2020
CD-1.113	Outline Construction Strategy Plan	14/07/2020
CD-1.114	Stage 1 Road Safety Audit	05/11/2020
CD-1.115	Stage 1 Road Safety Audit Addendum	05/11/2020
CD-1.116	Stage 1 Road Safety Audit Addendum Response Report	05/11/2020
CD-1.117	Warren Farm – S106 Contributions (update to previous note)	08/12/2020
CD-1.118	Note on Community Land Proposals	16/12/2020
CD-1.119	Chalfont St Peter Parking Survey Report	20/01/2021
CD-1.120	Trip Calculation for Recreational Land	03/02/2021
REF:	ENVIRONMENTAL STATEMENT (ADDENDUM)	03/12/2019
CD-1.121	Preamble	
CD-1.121A	Appendix A.1 Outline Construction Strategy Plan and	

CD-1.121B	Construction Route Plan	
CD-1.121C	Appendix A.2 Potential Indicative Landscape Scheme for Assessment Purposes (land under Applicant's control)	
CD-1.121D	Appendix A.3 Existing Site Levels	
CD-1.121E	Appendix A.4 Note: Consideration of Lighting along Proposed Multi-user Route	
CD-1.122	Appendix A.5 Tabulated Comments in relation to Original ES	
CD-1.122A	4. The Proposed Development	
CD-1.122B	Figure 4.1a Revised Parameters Assessment Plan - <i>superseded</i>	
CD-1.122C	Figure 4.2a Revised Illustrative Landscape Masterplan - <i>superseded</i>	
CD-1.122D	Figure 4.3a Revised Illustrative Landscape Sections A-C - <i>superseded</i>	
CD-1.123	Figure 4.3b Revised Illustrative Landscape Sections D-F - <i>superseded</i>	
CD-1.123A	7. Landscape and Visual Impact – update (addendum) to chapter	
CD-1.123B	Appendix 7.4 Lighting Assessment Addendum	
CD-1.124	Appendix 7.5 Technical Note – Consideration of night-time views	
CD-1.124A	8. Ecology – updated (addendum) to chapter	
CD-1.124B	Appendix 8.3 Bat Survey Report October 2019	
CD-1.124C	Appendix 8.4 Dormouse Survey Report October 2019	
CD-1.124D	Appendix 8.6 Reptile Survey Report October 2019	
CD-1.125	Appendix 8.7 Breeding Bird Surveys October 2019	
CD-1.125A	12. Water Resources	
CD-1.125B	Appendix 12.9 BCC Drainage Department Consultee Response	
CD-1.126	Appendix 12.10 Surface Water Drainage Additional Technical Report and FRA Technical Note	
CD-1.126A	13. Transport and Access – update (addendum) to chapter	
CD-1.127	Appendix 13.1 Revised Transport Assessment - <i>superseded</i>	
CD-1.127A	15. Air Quality - error	
CD-1.128	Appendix 15.5 Technical Note: Revised Air Quality Assessment	
CD-1.129	16. Summary to Addendum	
	Non-Technical Summary incorporating Addendum Information	
REF:	ENVIRONMENTAL STATEMENT (SECOND ADDENDUM)	14/07/2020
CD-1.130	Preamble	
CD-1.130A	Appendix A.6 Air Quality Technical Note	
CD-1.130B	Appendix A.7 Ground Water Monitoring Plan	
CD-1.131	4. The Proposed Development	
CD-1.131A	Figure 4.1b Revised Parameters Assessment Plan (1740/P(--)100 Rev P4)	
CD-1.131B	Figure 4.2b Revised Illustrative Landscape Masterplan (BIR5351_09-T)	
CD-1.131C	Figure 4.3c Revised Illustrative Landscape Sections A-C (BIR5351_11C)	
CD-1.131D	Figure 4.3d Revised Illustrative Landscape Sections D-F (BIR5351_15C)	
CD-1.132	6. Socio Economics – update (addendum) to chapter	
CD-1.133	8. Ecology – updated (addendum 2) to chapter	
CD-1.133A	Appendix 8.15 Updated Phase One Technical Note	
CD-1.134	13. Transport and Access – update (addendum 2) to chapter	
CD-1.134A	Appendix 13.1 Revised Transport Assessment (2020) – submitted 12/08/2020	
CD-1.135	16. Summary to Second Addendum	
CD-1.136	Non-Technical Summary incorporating Addendum and Second Addendum Information	
CD-1.137	Amendments to Application Covering Letter - duplicate	02/12/2019
CD-1.138	Second Amendments to Application Covering Letter - duplicate	13/07/2020

CD2. RELEVANT APPEAL DOCUMENTS

REF	DOCUMENT
CD-2.1	Main/Planning Statement of Common Ground
CD-2.2	Need and Alternatives Statement of Common Ground
CD-2.3	Transport Statement of Common Ground with Highways England
CD-2.4	Appellant Statement of Case
CD-2.5	Council's Final Statement of Case
CD-2.6	Council's Second Statement of Case
CD-2.7	Council's First Statement of Case
CD-2.8	Bickerton's Aerodromes Ltd Statement of Case
CD-2.9	Moto Hospitality Ltd Statement of Case
CD-2.10	CVMSA Ltd Statement of Case
CD-2.11	Relevant correspondence submitted to appeal – Bundle 1
CD-2.12	Relevant correspondence submitted to appeal – Bundle 2
CD-2.13	Relevant correspondence submitted to appeal – Bundle 3
CD-2.14	Relevant correspondence submitted to appeal – Bundle 4
CD-2.15	Relevant correspondence submitted to appeal – Bundle 5
CD-2.16	Relevant correspondence submitted to appeal – Bundle 6
CD-2.17	Appeal Questionnaire
CD-2.18	Appeal Start Letter
CD-2.19	Inspector's Post Case Management Conference Note and Directions
CD-2.20	Letter from MHCLG dated 6 May 2021
CD-2.21	Third Party Representations – local residents
CD-2.22	Chalfont St Peter Parish Council Representations
CD-2.23	Highways England Representations
CD-2.24	Bucks Fire & Rescue Representations
CD-2.25	Chiltern Society Representations
CD-2.26	Denham Aerodrome – Request for Rule 6 Status
CD-2.27	Moto – Request for Rule 6 Status
CD-2.28	CVMSA – Request for Rule 6 Status
CD-2.29	Inspector's Pre-Inquiry Note (29 th July 2021)
CD-2.30	Inquiry Site Notice
CD-2.31	Photographs of site notice
CD-2.32	Heritage Statement of Common Ground
CD-2.33	Accessibility Statement of Common Ground
CD-2.34	Highways Statement of Common Ground with Buckinghamshire Council
CD-2.35	Aviation Statement of Common Ground
CD-2.36	Veteran trees/ancient woodland/biodiversity Statement of Common Ground
CD-2.37	Landscape and visual Statement of Common Ground (Appellant and Council)
CD-2.38	Landscape and visual Statement of Common Ground (Appellant and Rule 6)
CD-2.39	Site Visit Itinerary
CD-2.40	Supplement to Planning Statement of Common Ground
CD-2.41	Colne Valley Regional Park Representation
CD-2.42	Draft Agenda – Green Belt Roundtable
CD-2.43	Draft Agenda – Landscape and Visual Roundtable
CD-2.44	Draft Agenda – Veteran Trees/Ancient Woodland/Biodiversity Roundtable

CD-2.45	Draft Agenda – Highways/Transport/Accessibility Roundtable
CD-2.46	Draft Agenda – Need Roundtable
CD-2.47	Draft Agenda – Heritage Roundtable
CD-2.48	Draft Agenda – Agricultural Land Roundtable
CD-2.49	Draft Agenda – Minerals Roundtable

CD3. OTHER RELEVANT DOCUMENTS

REF	DOCUMENT
CD-3.1	Officer's Report to Strategic Sites Committee – 23 rd June 2021
CD-3.2	Section 106 Agreement – Engrossment Version
CD-3.3	Review of Landscape Issues (LDA Design) – October 2019
CD-3.4	Review of Alternative Sites Assessment and Green Belt – LDA Design – December 2019
CD-3.5	CIL Compliance Statement
CD-3.6	Corrigendum to the Strategic Sites Committee – 23 rd June 2021
CD-3.7	Printed Minutes of Strategic Sites Committee – 23 rd June 2021
CD-3.8	Draft List of Planning Conditions

CD4. APPLICATION CONSULTATION RESPONSES (PL/19/2260/OA)

REF	DOCUMENT
CD-4.1	Buckinghamshire Fire and Rescue
CD-4.2	Environment Agency
CD-4.3	Forestry Commission
CD-4.4	Aerodrome Safeguarding (Heathrow)
CD-4.5	National Air Traffic Safety (NATS)
CD-4.6	Colne Valley Regional Park
CD-4.7	Thames Water
CD-4.8	Bucks Council Archaeology
CD-4.9	Economic Development Team (Bucks Council)
CD-4.10	Natural England
CD-4.11	Affinity Water
CD-4.12	Council Tree Officer
CD-4.13	Bucks Lead Local Flood Authority
CD-4.14	HS2
CD-4.15	Highways England
CD-4.16	Bucks Highways Officer
CD-4.17	Historic Buildings and Conservation Officer
CD-4.18	Council Landscape Officer
CD-4.19	The Chilterns Conservation Board
CD-4.20	Thames Valley Police
CD-4.21	Bucks Council Strategic Planning Team – Minerals and Waste
CD-4.22	Bucks Council Strategic Access Officer

CD-4.23	Bucks Council – Planning Policy
CD-4.24	Berkshire, Buckinghamshire, Oxfordshire Wildlife Trusts
CD-4.25	British Pipeline Agency

CD5. NATIONAL POLICIES AND GUIDANCE

REF	DOCUMENT
CD-5.1	National Planning Policy Framework (February 2019)
CD-5.2	Department for Transport Circular 02/2013: The Strategic Road Network and the Delivery of Sustainable Development (September 2013)
CD-5.3	National Policy Statement for the National Networks (December 2014)
CD-5.4	National Design Guide (2019)
CD-5.5	Planning Practice Guidance (relevant extracts)
CD-5.6	2017 Department for Transport report, 'National Survey of Lorry Parking' AECOM
CD-5.7	Written Ministerial Statement – Planning and travellers (2 nd July 2013)
CD-5.8	Written Ministerial Statement – Green Belt (17 th January 2014)
CD-5.9	Written Ministerial Statement – Green Belt Protection and Intentional Unauthorised Development (17 th December 2015)
CD-5.10	Revised National Planning Policy Framework (July 2021)

CD6. LOCAL POLICIES AND GUIDANCE

REF	DOCUMENT
CD-6.1	Chiltern District Core Strategy – November 2011
CD-6.2	Chiltern District Local Plan – September 1997, consolidated September 2007 and November 2011
CD-6.3	Buckinghamshire Minerals and Waste Local Plan – July 2019
CD-6.4	Chalfont St Peter Neighbourhood Plan – November 2016
CD-6.5	Chiltern Sustainable Construction and Renewable Energy SPD (2015)
CD-6.6	Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule (2020)
CD-6.7	Local Transport Plan: Buckinghamshire Local Transport Plan 4 (April 2016)
CD-6.8	Chiltern and South Bucks Economic Development Strategy: Chiltern District Council & South Bucks District Council (August 2017)
CD-6.9	Buckinghamshire Green Belt Assessment Part One (2016)
CD-6.10	Buckinghamshire Green Belt Assessment (2016) – Pro-Forma 44b
CD-6.11	Buckinghamshire Green Belt Assessment (2016) – Pro-Forma 40b
CD-6.12	Buckinghamshire Green Belt Assessment (2016) – Pro-Forma 82
CD-6.13	Buckinghamshire Green Belt Assessment (2016) – Pro-Forma 79
CD-6.14	South Bucks District Local Plan – March 1999, consolidated February 2011
CD-6.15	Chiltern and South Bucks Strategic Flood Risk Assessment Level 1 (December 2018)
CD-6.16	Chiltern and South Bucks Strategic Flood Risk Assessment Level 1 (December 2018) – Figures 7-10
CD-6.17	Chiltern CIL Charging Schedule (7 th January 202), with correction dated 17 th March 2020)

CD-6.18	Three Rivers District Council & Watford Borough Council Green Belt Review Strategic Analysis (Stage 1) (2017)
CD-6.19	Three Rivers District Council & Watford Borough Council Green Belt Review Strategic Analysis (Stage 1) (2017) Appendix B4: N1-N16 Parcel Analysis
CD-6.20	South Bucks adopted Core Strategy (February 2011)

CD7. RELEVANT APPEAL DECISIONS AND CASE LAW

REF	DOCUMENT
CD-7.1	Warren Farm – Secretary of State Decision - Appeal Ref: GOSE/103/004/BUCK/001 (22 nd Oct 1999)
CD-7.2	Warren Farm – Inspectors Report – Appeal Ref: GOSE/103/004/BUCK/001 (25 th March 1999)
CD-7.3	ODPM Decision on Beaconsfield and Cobham MSAs (6 th October 2005)
CD-7.4	Harrogate MSA Appeal Ref: APP/E2734/W/20/3245778 & APP/E2734/W/20/3261729 (13 th April 2021)
CD-7.5	Secretary of State v Edwards (1994) 60 P&CR 607 CA
CD-7.6	Turner V Secretary of State for Communities and Local Government (2016) EWCA CIV 466 Court of Appeal decision
CD-7.7	Elmbridge Borough Council and Residents and Landowners’ Group (Elmbridge) v. Secretary of State for Environment, Transport and Regions Swayfields Ltd [1999] EWHC Admin 824 (22 nd Oct 1999)
CD-7.8	Hentucks Farm, Chalfont St Giles (APP/X0415/W/19/3233363) (February 2020)
CD-7.9	Roundhouse Farm, Colney Heath (APP/B1930/W/20/3265925 & 3265926) (June 2021)

CD8. LANDSCAPE AND VISUAL

REF	DOCUMENT
CD-8.1	Guidelines for Landscape and Visual Impact Assessment (GLVIA3) (Landscape Institute and Institute of Environmental Management, 2013)
CD-8.2	National Character Area 115: Thames Valley (Natural England, 2015)
CD-8.3	Chiltern District Landscape Character Assessment (LUC, 2011)
CD-8.4	Hillingdon Landscape Character Assessment (LUC, 2012)
CD-8.5	Buckinghamshire Green Infrastructure Delivery Plan (LUC, 2013)
CD-8.6	Colne Valley – Landscape on the Edge: Landscape Conservation Action Plan (Colne Valley Partnership, 2018)
CD-8.7	Colne and Crane Valley Green Infrastructure Strategy (Crane Valley Partnership, 2019)
CD-8.8	HS2 - Colne Valley Western Slopes Design and Access Statement (February 2021)
CD-8.9	Colne Valley Landscape Partnership: Colne Valley Landscape Character Assessment Final Report (August 2017)

CD9. HIGHWAYS

REF	DOCUMENT
CD-9.1	Design Manual for Roads and Bridges Requirements and Advice Document GG 101 Introduction to the Design Manual for Roads and Bridges (DMRB), Highways England, 2018

CD-9.2	Design Manual for Roads and Bridges Requirements and Advice Document GG 104 Requirements for safety risk assessment, Highways England, 2018
CD-9.3	Design Manual for Roads and Bridges Requirements and Advice Document CD 109 Highway link design, Highways England, 2020
CD-9.4	Design Manual for Roads and Bridges Requirements and Advice Document CD 116 Geometric design of roundabouts, Highways England, 2020
CD-9.5	Design Manual for Roads and Bridges Requirements and Advice Document CD 122 Geometric design of grade separated junctions, Highways England, 2020
CD-9.6	Design Manual for Roads and Bridges Requirements and Advice Document CD 127 Cross sections and headrooms, Highways England, 2020
CD-9.7	Design Manual for Roads and Bridges Requirements and Advice Document CD 169 The design of lay-bys, maintenance hardstandings, rest areas, service areas and observation platforms, Highways England, 2020
CD-9.8	Highways England, M25 J10 to 16 SMP - Drawing HE551532-AMAR-HGN-SWI-DR-CH-000012, General Arrangement Sheet 12 of 14, Highways England
CD-9.9	Highways England, M25 J10 to 16 SMP - Drawing HE551532-AMAR-HGN-SWI-DR-CH-000013, General Arrangement Sheet 13 of 14, Highways England
CD-9.10	Highways England, M25 J10 to 16 SMP - Drawing HE551532-AMAR-HGN-SWI-DR-CH-000014, General Arrangement Sheet 14 of 14, Highways England
CD-9.11	Highways England, M25 J10 to 16 SMP - M25 SMS Scheme Programme Q1 2022 SoW, Highways England, February 2021
CD-9.12	Hertfordshire County Council's Local Transport Plan 2018-2031 (LTP4)

CD10. AVIATION

REF	DOCUMENT
CD-10.1	The Town and Country Planning (safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002
CD-10.2	CAP738, Safeguarding of Aerodromes
CD-10.3	CAP760 Guidance on the Conduct of Hazard Identification, Risk Assessment and the Production of Safety Cases
CD-10.4	CAP793 Safe Operating Practices at Unlicensed Aerodromes
CD-10.5	CAP1886 UK Approach to Recreational General Aviation Safety: An Independent Review
CD-10.6	CAP1985, UK General Aviation Opportunities after leaving EASA, Appendix C, Airfields Advisory Team Role and Remit
CD-10.7	Department for Transport, Aviation 2050: The Future of UK Aviation a Consultation
CD-10.8	Department for Transport, Aviation Policy Framework 2013
CD-10.9	Department for Transport, General Aviation Strategy 2015
CD-10.10	General Aviation Strategic Network Recommendations by Byron Davies – GA Champion
CD-10.11	Department for Transport, General Aviation Roadmap, Spring 2021
CD-10.12	York Aviation, The Economic Value of General Aviation in the UK, for the Department for Transport, February 2015
CD-10.13	York Aviation (2018): Research into a strategic network of General Aviation aerodromes
CD-10.14	GAAC Fact Sheet 12 – An Introduction to Airfield Safeguarding for Local Planning Authorities – 2018
CD-10.15	MINUTES OF ORAL EVIDENCE taken before HIGH SPEED RAIL COMMITTEE On the HIGH SPEED RAIL (LONDON – WEST MIDLANDS) BILL Monday, 23 March 2015
CD-10.16	The Planning Inspectorate, Appeal Decision, Ref. APP/J3720/A/13/2207830
CD-10.17	Rufforth York Appeal Decision, Ref: APP/C2741/W/19/3223376
CD-10.18	AOPA - Aircraft Owners and Pilots Association. See https://www.aopa.org/go-fly/aircraft-and-ownership/buying-an-aircraft/tips-on-buying-used-aircraft/hypothetical-operating-cost-calculation

CD-10.19	CAA, AAT document, Assessment of supporting document by Alan Stratford for a proposed MSA development near Denham Aerodrome
CD-10.20	Spring Green Planning, Letter to South Bucks District Council, Dated 7 th September 2019
CD-10.21	Spring Green Planning Letter to South Bucks District Council, Dated 7 th January 2020
CD-10.22	Spring Green Planning letter of March 2020
CD-10.23	Spring Green Planning Letter of 8 April 2021
CD-10.24	Eddowes Aviation Safety Ltd, Proposed Motorway Service Station North of Denham Airport, Operational Impact Assessment, August 2020
CD-10.25	GAAC Letter to South Bucks District Council, 15, September 2019
CD-10.26	DfT Circular 1/10 Control of Development in Airport Public Safety Zones
CD-10.27	Alan Stratford Associates, Impact of a proposed Motorway Service Area (MSA) on operations at Denham Aerodrome, Feb 2020
CD-10.28	Alan Stratford Associates, Impact of a proposed Motorway Service Area (MSA) on operations at Denham Aerodrome Revised Report, Oct 2020
CD-10.29	Alan Stratford Associates Letter dated 24 March 2021
CD-10.30	CAP 168 Licensing of Aerodromes
CD-10.31	CAP 795 - Safety Management Systems (SMS) guidance for organisations
CD-10.32	Airports National Policy Statement
CD-10.33	Langdon Appeal Decision – APP/X2220/A/08/2071880
CD-10.34	Planning Objection Review: M25 Motorway Service Area & Denham Aerodrome, report dated 19 September 2019 prepared by Cyrrus Limited on behalf of Pegasus Planning Group
CD-10.35	Reducing risks, protecting people, HSE's decision-making process, Health & Safety Executive, 2001 https://www.hse.gov.uk/risk/theory/r2p2.pdf
CD-10.36	The tolerability of risk from nuclear power stations, UK Health and Safety Executive, 1992 http://www.onr.org.uk/documents/tolerability.pdf
CD-10.37	Risk Criteria for land-use planning in the vicinity of major industrial hazards, UK Health and Safety Executive, HMSO, 1989
CD-10.38	Forced landing without power pattern, New Zealand Civil Aviation Authority. https://www.aviation.govt.nz/licensing-and-certification/pilots/flight-training/flight-instructor-guide/forced-landing-without-power-pattern/
CD-10.39	Engine failure after take-off, New Zealand Civil Aviation Authority. https://www.aviation.govt.nz/licensing-and-certification/pilots/flight-training/flight-instructor-guide/engine-failure-after-take-off/
CD-10.40	Aircraft forced landing techniques, Learn to Fly https://learntofly.edu.au/aircraft-forced-landing-techniques/
CD-10.41	Mastering the forced landing, Pilot web. https://www.pilotweb.aero/features/mastering-the-forced-landing-1-4157306
CD-10.42	Engine Failure After Take-off, AviationKnowledge, http://aviationknowledge.wikidot.com/sop:engine-failure-after-takeoff-efato
CD-10.43	Aviation Research Statistics AR-2013-107 – Engine failures and malfunctions in light aeroplanes – The Australian Transport Safety Board - 9 March 2016
CD-10.44	Letter to Chiltern District Council from Spring Green Planning Limited on behalf of the operators of Denham Airport, dated 14 February 2020
CD-10.45	BGA Site Operations Manual Chapter 12: Airfield Safeguarding - How Planning Can Protect You, British Gliding Association
CD-10.46	Airfield Safeguarding, Perth & Kinross Council, 2020
CD-10.47	Statement by Gordon Sharp in respect of the proposed Motorway Service Area at Warren Farm and Denham Park Farm and any affect the proposal might have on operations at Denham Aerodrome
CD-10.48	Comments on behalf of Bickerton Aerodromes Ltd in response to the Statement by Mr Gordon Sharp" by Donald Butler Associates, dated 15 September 1998
CD-10.49	Supplementary statement by Gordon Sharp in respect of the proposed Motorway Service Area at Warren Farm and Denham Park Farm and any affect the proposal might have on operations at Denham Aerodrome on behalf of the developer, dated 19 September 1998
CD-10.50	Comments on behalf of Bickerton Aerodromes Ltd in response to the Supplementary Statement by Mr Gordon Sharp dated 19 September 98" by Donald Butler Associates, dated 1 October 1998
CD-10.51	Fact Sheet 11 - Safeguarding your flying site. General Aviation Awareness Council, October 2018
CD-10.52	Denham Aerodrome Representations to HS2 Oral Hering (23 March 2015)

CD11. AGRICULTURAL LAND

REF	DOCUMENT
CD-11.1	Ministry of Agriculture, Fisheries and Food – Agricultural Land Classification of England and Wales (October 1998)
CD-11.2	Natural England Technical Information Note TIN049 – Agricultural Land Classification: protecting the best and most versatile agricultural land

CD12. HERITAGE

REF	DOCUMENT
CD-12.1	Planning (Listed Buildings and Conservation Areas) Act (1990) – Section 66 (1990)
CD-12.2	Historic England , Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)
CD-12.3	Chartered Institute for Archaeologists, Standard and Guidance for Historic Environment Desk-Based Assessment (2017)
CD-12.4	Historic England 2016 Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management
CD-12.5	Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)
CD-12.6	Historic England, Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (Second Edition, 2017)

CD13. TREES & HABITATS

REF	DOCUMENT
CD-13.1	BS5837:2012 Trees in relation to design, demolition & construction – Recommendations
CD-13.2	NE/ FC <i>Ancient woodland, ancient trees and veteran trees: protecting them from development</i>
CD-13.3	Ancient and other veteran trees – Further guidance on Management (Feb 2013)
CD-13.4	Guildford Tree Officer Veteran classification (June 2021)
CD-13.5	Ancient Tree Guide No.4: What are ancient, veteran and other trees of special interest?
CD-13.6	The UK Forestry Standard – The Government’s approach to sustainable forestry (2017)
CD-13.7	Bluesky Geoperspectives image at 12.5cm resolution, June 2019 – Centred on Alder Bourne riparian woodland

CD-CVS. ALTERNATIVE SITE: IVER HEATH ‘CVMSA’ PLANNING APPLICATION (PL/20/4332/OA)

N.B. (SS) means the document or plan has been superseded

REF	DOCUMENT/PLAN	
CVS Planning Application Forms, Certificates, & Covering Letter		
CVS 01	Planning Application Forms and Certificates	
CVS 02	CIL Form	
CVS 03	BC Validation Letter – original CVS scheme	
CVS 04	Covering Letter	
CVS Planning Application Drawings		
	Drawing Reference	
CVS 05	Statutory Plan	205105-AFL-00-ZZ-DR-A-00101_P1
CVS 06	Illustrative Site Sections	205105-AFL-00-XX-DR-A-90300_P2

CVS 07	Illustrative Masterplan (Overall Development)	205105-AFL-00-ZZ-DR-A-90100_P2
CVS 08	Illustrative Masterplan (Unrendered)	205105-AFL-00-ZZ-DR-A-90110_P2
CVS 09	Parameters Plan	205105-AFL-00-ZZ-DR-A-90120_P3
CVS 10	Proposed MSA and M25 Junction Layout (1 of 2)	JNY10850-09
CVS 11	Proposed MSA and M25 Junction Layout (2 of 2)	JNY10850-010
CVS 12	Slough Road Proposed Access	JNY10850-07
CVS 13	Illustrative Landscape Sections	LP2226-FIR-00-ZZ-DR-L-7001 Rev 02
CVS 14	Illustrative Landscape Masterplan	LP2226-FIRA-MP-ST-P-LA-WS-001 Rev 02
CVS 15	Offsite Enhancements	LP2226-FIRA-MP-ST-P-LA-WS-002 Rev 02
CVS 16	(SS) Illustrative Site Sections	205105-AFL-00-XX-DR-A-90300_P1
CVS 17	(SS) Illustrative Masterplan (Overall Development)	205105-AFL-00-ZZ-DR-A-90100_P1
CVS 18	(SS) Illustrative Masterplan (Unrendered)	205105-AFL-00-ZZ-DR-A-90110_P1
CVS 19	(SS) Parameters Plan	205105-AFL-00-ZZ-DR-A-90120_P1
CVS 20	(SS) Proposed MSA Motorway Access Works GA North Side	IVR-WSP-XX-ZZ-DR-C-0109 P02
CVS 21	(SS) Proposed MSA Motorway Access Works GA South Side	IVR-WSP-XX-ZZ-DR-C-0110 P01
CVS 22	(SS) Local Highway Network (A4007) Site Access General Arrangement	IVR-WSP-XX-ZZ-DR-C-0138 P01
CVS 23	(SS) Illustrative Landscape Sections	LP2226-FIR-00-ZZ-DR-L-7001
CVS 24	(SS) Illustrative Landscape Masterplan	LP2226-FIRA-MP-ST-P-LA-WS-001 Rev
CVS 25	(SS) Offsite Enhancements	LP2226-FIRA-MP-ST-P-LA-WS-002 Rev
CVS 26	(SS) Illustrative Site Sections	205105-AFL-00-XX-DR-A-90300_P1
CVS Environmental Statement (9 Volumes)		
ES Volume 1 – Main Report		
CVS 27	ES Volume 1 Contents and Foreword	
CVS 28	ES Volume 1 Chapter 01 Introduction and Background	
CVS 29	ES Volume 1 Chapter 02 Approach to EIA	
CVS 30	ES Volume 1 Chapter 03 Alternatives Considered	
CVS 31	(SS) ES Volume 1 Chapter 04 Scheme Description and Construction Methodology	
CVS 32	ES Volume 1 Chapter 05 Landscape and Visual Effects	
CVS 33	ES Volume 1 Chapter 06 Ecology and Nature Conservation	
CVS 34	ES Volume 1 Chapter 07 Noise and Vibration	
CVS 35	ES Volume 1 Chapter 08 Air Quality	
CVS 36	ES Volume 1 Chapter 09 Archaeology and Cultural Heritage	
CVS 37	(SS) ES Volume 1 Chapter 10 Surface Waters and Flood Risk	
CVS 38	ES Volume 1 Chapter 11 Ground Conditions	
CVS 39	ES Volume 1 Chapter 12 Socio Economic Effects	
CVS 40	(SS) ES Volume 1 Chapter 13 Traffic and Transport	
CVS 41	(SS) ES Volume 1 Chapter 14 Summary of Effects	
ES Volume 2 – Technical Appendices		
CVS 42	ES Volume 2 Appendix 2-1 Scoping Report	
CVS 43	ES Volume 2 Appendix 2-2 Agricultural Land Classification Report	
CVS 44	ES Volume 2 Appendix 2-3 Schemes Considered for Cumulative Assessment	
CVS 45	(SS) ES Volume 2 Appendix 4-1 Lighting Assessment Report and Drawings SK-01 to SK-04	
CVS 46	ES Volume 2 Appendix 4-2 Waste Management Strategy	
CVS 47	ES Volume 2 Appendix 4-3 Construction Phasing	
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CVS 49	ES Volume 2 Appendix 5-2 Visualisation Methodology	
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CVS 52	ES Volume 2 Appendix 5-3c Extracts from Buckinghamshire Green Infrastructure Strategy
CVS 53	ES Volume 2 Appendix 5-3d Extracts from Colne and Crane Valleys Green Infrastructure Strategy
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CVS 55	(SS) ES Volume 2 Appendix 5-5 Effects on Viewpoints
CVS 56	ES Volume 2 Appendix 6-1 Preliminary Ecological Appraisal
CVS 57	ES Volume 2 Appendix 6-2 Reptile Survey
CVS 58	ES Volume 2 Appendix 6-3 Breeding Bird Survey
CVS 59	ES Volume 2 Appendix 6-4 Mammal Survey
CVS 60	ES Volume 2 Appendix 6-5 Bat Surveys and Evaluation
CVS 61	(SS) ES Volume 2 Appendix 6-6 Biodiversity Offsetting Calculation
CVS 62	ES Volume 2 Appendix 7-1 Terminology and Abbreviations
CVS 63	ES Volume 2 Appendix 7-2 Noise Survey Details
CVS 64	ES Volume 2 Appendix 7-3 Background Noise Survey Results
CVS 65	(SS) ES Volume 2 Appendix 7-4 Construction Plant Inventory
CVS 66	ES Volume 2 Appendix 7-5 Assumed Noise Levels for Site Operations
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CVS 68	ES Volume 2 Appendix 7-7 Vibration Parameters
CVS 69	ES Volume 2 Appendix 7-8 Typical Vibration Levels from Construction Plant
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CVS 71	(SS) ES Volume 2 Appendix 8-2 Vehicle Exhaust Emissions Assessment
CVS 72	ES Volume 2 Appendix 8-3 Vehicle Exhaust Emissions Assessment Detailed Results
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CVS 74	(SS) ES Volume 2 Appendix 9-1 Site Gazetteer
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CVS 76	(SS) ES Volume 2 Appendix 10-1 Flood Risk Assessment
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CVS 78	ES Volume 2 Appendix 11-1 Phase 1 Geo-Environmental Report
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CVS 87	(SS) ES Volume 3 Figure 4.4c Construction Phasing
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CVS 97	(SS) ES Volume 3 Figure 5.3c VP 3 (iv) Viewpoint Visualisation

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CVS 99	ES Volume 3 Figure 5.3e VP 5 (i) Viewpoint Visualisation
CVS 100	ES Volume 3 Figure 5.3e VP 5 (ii) Viewpoint Visualisation
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CVS 136	ES Volume 4 - Figures
	ES Volume 5 – Non-Technical Summary

CVS 137	(SS) ES Volume 5 – Non-Technical Summary
CVS 138	ES Volume 5 - NTS Figure 1
CVS 139	(SS) ES Volume 5 - NTS Figure 2 Scheme Masterplan
CVS 140	(SS) ES Volume 5 - NTS Figure 3 Cross Sections
CVS 141	ES Volume 5 - NTS Figure 4
CVS 142	ES Volume 5 - NTS Figure 5
	ES Volume 6 – Regulation 25 Update Main Report
CVS 143	ES Volume 6 Updated Chapter Contents and Foreword
CVS 144	ES Volume 6 Updated Chapter 01 Introduction and Background
CVS 145	ES Volume 6 Updated Chapter 02 Approach to EIA - Note
CVS 146	ES Volume 6 Updated Chapter 03 Alternatives Considered
CVS 147	ES Volume 6 Updated Chapter 04 Scheme Description and Construction Methodology
CVS 148	ES Volume 6 Updated Chapter 05 Landscape and Visual Effects
CVS 149	ES Volume 6 Updated Chapter 06 Ecology and Nature Conservation
CVS 150	ES Volume 6 Updated Chapter 07 Noise and Vibration
CVS 151	ES Volume 6 Updated Chapter 08 Air Quality
CVS 152	ES Volume 6 Updated Chapter 09 Archaeology and Cultural Heritage
CVS 153	ES Volume 6 Updated Chapter 10 Surface Waters and Flood Risk
CVS 154	ES Volume 6 Updated Chapter 11 Ground Conditions - Note
CVS 155	ES Volume 6 Updated Chapter 12 Socio Economic Effects
CVS 156	ES Volume 6 Updated Chapter 13 Traffic and Transport
CVS 157	ES Volume 6 Updated Chapter 14 Summary of Effects
	ES Volume 7 – Regulation 25 Update Technical Appendices
CVS 158	ES Volume 7 Updated Appendix 4-1 Lighting Assessment Report and Drawings
CVS 159	ES Volume 7 Updated Appendix 5-5 Effects on Viewpoints
CVS 160	ES Volume 7 Updated Appendix 6-1 Habitat Survey
CVS 161	ES Volume 7 Updated Appendix 6-6 Biodiversity Offsetting Calculation
CVS 162	ES Volume 7 Appendix 6-7 2021 Water Vole Survey
CVS 163	ES Volume 7 Appendix 6-8 Preliminary Water Framework Directive Assessment
CVS 164	ES Volume 7 Appendix 6-9 Outline Alderbourne Biodiversity Net Gain Assessment (Rivers Metric)
CVS 165	ES Volume 7 Appendix 6-10 Technical Note Arboricultural Assessment Update
CVS 166	ES Volume 7 Updated Appendix 7-4 Construction Plant Calculation Assumptions
CVS 167	ES Volume 7 Updated Appendix 7-6 Noise Mapping Results
CVS 168	ES Volume 7 Updated Appendix 8-2 Vehicle Exhaust Emissions Assessment
CVS 169	ES Volume 7 Updated Appendix 9-1 Updated Site Gazetteer
CVS 170	Reference not in use
CVS 171	ES Volume 7 Appendix 9-3 Deposit Model References
CVS 172	ES Volume 7 Updated Appendix 10-1 Flood Risk Assessment Errata Note – Appendix 10-1 Updated FRA
CVS 173	ES Volume 7 Updated Appendix 10-2 Sustainable Drainage Strategy
CVS 174	ES Volume 7 Appendix 10-3 Hydrogeology Technical Note
	ES Volume 8 – Regulation 25 Update – Updated Illustrative Figures
CVS 175	ES Volume 8 Updated Figure 1.2 Scheme Masterplan
CVS 176	ES Volume 8 Updated Figure 1.3 Cross Sections
CVS 177	ES Volume 8 Updated Figure 4.1 Parameters Plan
CVS 178	ES Volume 8 Updated Figure 4.2 Illustrative Landscape Strategy
CVS 179	ES Volume 8 Updated Figure 4.3 Off-Site Enhancement Works
CVS 180	ES Volume 8 Updated Figure 4.4a Construction Phasing
CVS 181	ES Volume 8 Updated Figure 4.4b Construction Phasing

CVS 182	ES Volume 8 Updated Figure 4.4c Construction Phasing
CVS 183	ES Volume 8 Updated Figure 5.1a ZTV (5km radius)
CVS 184	ES Volume 8 Updated Figure 5.1b ZTV and Viewpoints
CVS 185	ES Volume 8 Updated Figure 5.2a South Bucks Landscape Character
CVS 186	ES Volume 8 Updated Figure 5.2b Colne Valley Landscape Character
CVS 187	ES Volume 8 Updated Figure 5.3c (iii) Viewpoint 3 (Year 1 Photomontage)
CVS 188	ES Volume 8 Updated Figure 5.3c (iv) Viewpoint 3 (Year 10 Photomontage)
CVS 189	ES Volume 8 Updated Figure 5.3e (iii) Viewpoint 5 (Year 1 Photomontage) Visualisations
CVS 190	ES Volume 8 Updated Figure 5.3e (iv) Viewpoint 5 (Year 10 Photomontage)
CVS 191	ES Volume 8 Updated Figure 5.3i Viewpoint 9 (Existing View)
CVS 192	ES Volume 8 Updated Figure 7.1 Baseline Sound Monitoring Positions
CVS 193	ES Volume 8 Updated Figure 7.3 Proposed Screening Measures
CVS 194	ES Volume 8 Updated Figure 9.7 Data points and transect locations
CVS 195	ES Volume 8 Updated Figure 9.8 NW to SE transect
CVS 196	ES Volume 8 Updated Figure 9.9 SW to NE transect
CVS 197	ES Volume 8 Updated Figure 9.10 Topographic plot of the surface of the below ground London Clay Solid Geology (extrapolated from deposit records) suggesting the form of the ancient land surface at 10,000 BC
CVS 198	ES Volume 8 Updated Figure 9.11 Thickness plot of the below ground Pleistocene deposits (extrapolated from deposit records) representing deposit survival
CVS 199	ES Volume 8 Updated Figure 9.12 Topographic plot of the surface of the below ground Pleistocene deposits (extrapolated from deposit records), representing the ancient land surface at c.10,000 BC
CVS 200	ES Volume 8 Updated Figure 9.13 Thickness plot of the below ground lower alluvium (extrapolated from deposit records), representing deposit survival
CVS 201	ES Volume 8 Updated Figure 9.14 Thickness plot of the below ground lower alluvium (extrapolated from deposit records), representing deposit survival
CVS 202	ES Volume 8 Updated Figure 9.15 Thickness plot of the belowground upper alluvium (extrapolated from deposit records), representing deposit survival
CVS 203	ES Volume 8 Updated Figure 9.16 Thickness plot of the below ground deposits (extrapolated from deposit records), representing modern and historic deposit survival
CVS 204	ES Volume 8 Updated Figure 9.17 Plan showing areas of archaeological potential
CVS 205	ES Volume 8 Figure 9.18 Previous Archaeological Works (Events) within the 1km study area
CVS 206	ES Volume 8 Figure 9.19 W to E transect
	ES Volume 9 – Regulation 25 Update – Updated NTS
CVS 207	ES Volume 9 Updated NTS Main Report
CVS 208	ES Volume 9 Updated NTS Figure 2 Scheme Masterplan
CVS 209	ES Volume 9 Updated NTS Figure 3 Cross Sections
	CVS Other Planning Application Documents
CVS 210	Updated Alternative Sites Assessment, Appendices A-D, and Figures
CVS 211	Updated Design and Access Statement ref: 205105-AFL-00-XX-RP-A-00001_P2 (3 parts)
CVS 212	Updated Transport Assessment
CVS 213	Updated Framework Travel Plan
CVS 214	Planning Statement including: Appendix 1-1 Pre-application response from BC; Appendix 1-2 M25 Improvement Works Environmental Appraisal Report (figures, drawings, & appendices); and, Appendix 2-1 SoS Decision (Oct 2005).
CVS 215	Supplementary Planning Statement
CVS 216	Updated Off-site Habitat Enhancement Works Report
CVS 217	Updated Minerals Assessment v2.0 – June 2021
CVS 218	Updated Energy Statement
CVS 219	Updated Utility Statement
CVS 220	Statement of Community Involvement

CVS 221	Sequential Test (2 parts)
CVS 222	(SS) Alternative Sites Assessment, Appendices A-E and Figures
CVS 223	(SS) Design and Access Statement ref: 205105-AFL-00-XX-RP-A-00001_P1
CVS 224	(SS) Transport Assessment
CVS 225	(SS) Framework Travel Plan
CVS 226	(SS) Off-site Habitat Enhancement Works Report
CVS 227	(SS) Minerals Assessment
CVS 228	(SS) Energy Statement
CVS 229	(SS) Utility Statement

CD-CVS.A.ALTERNATIVE SITE: IVER HEATH 'CVMSA' PLANNING APPLICATION (PL/20/4332/OA) - OTHER RELEVANT DOCUMENTS

REF	DOCUMENT
CVS.A 01	Buckinghamshire Council – Lead Local Flood Authority Consultation Response (2 nd Feb 2021)
CVS.A 02	Buckinghamshire Council – Lead Local Flood Authority Consultation Response (14 th Apr 2021)
CVS.A 03	Colne Valley Regional Park – Consultation Response (Feb 2021)
CVS.A 04	Iver Environment Centre – Consultation Response
CVS.A 05	Environment Agency – Consultation Response (22 Feb 2021)
CVS.A 06	Environment Agency – Consultation Response (29 March 2021)
CVS.A 07	Buckinghamshire Council – Local Highway Authority Consultation Response (1 April 2021)
CVS.A 08	Highways England – Consultation Response (2 nd Feb 21) and Technical Note 1 (29 th Jan 21)
CVS.A 09	Pegasus Group (on behalf of Extra) – Consultation Response (15 th April 2021)
CVS.A 10	Sylvan (on behalf of Extra) – Consultation Response (12 th July 2021)

CD-KL. ALTERNATIVE SITE: KINGS LANGLEY 'MOTO' PLANNING APPLICATION (19/0646/OUT)

REF	Application Documents
KL001	Planning Application Form and Certificate
KL002	Planning Statement
KL003	Alternative Sites Assessment
KL004	Transport Assessment
KL005	Updated Transport Assessment + Addendum
KL006	Travel Plan
KL007	Energy and Sustainability Statement
KL008	Statement of Community Engagement
KL009	Socio-economic Statement
KL010	Landscape & Public Realm Strategy
KL011	Agricultural Land Assessment
KL012	Design & Access Statement
KL013	Construction Traffic Management Plan
KL014	Business Case & Vision Statement
KL015	Drainage Report
KL016	Updated Drainage Strategy
KL017	Tree Survey and Arboricultural Impact Assessment
KL018	Response to Representations

KL019	Woodland Management Plan
KL020	Outline Construction Environment Management Plan
KL021	Verified Views
KL022	CIL Form

REF	Environmental Statement
KL023	ES Vol 1 Chapter 1 - Introduction
KL024	ES Vol 1 Chapter 2 – Proposed Development and Site Context
KL025	ES Vol 1 Chapter 3 - Construction
KL026	ES Vol 1 Chapter 4 – Traffic and Transport
KL027	ES Vol 1 Chapter 5 – Air Quality
KL028	ES Vol 1 Chapter 6 – Noise & Vibration
KL029	ES Vol 1 Chapter 7 – Socio-Economic Impact
KL030	ES Vol 1 Chapter 8 - Ecology
KL031	ES Vol 1 Chapter 9 – Ground conditions
KL032	ES Vol 1 Chapter 10 – Archaeology and Cultural Heritage
KL033	ES Vol 1 Chapter 11 – Landscape & Visual Impacts
KL034	ES Vol 1 Chapter 12 – Water Resources, Drainage and Flood Risk
KL035	ES Vol 1 Chapter 13 – Lighting Impacts
KL036	ES Vol 1 Chapter 14 – Cumulative Impacts
KL037	ES Vol 1 Chapter 15 – Residual Impacts and Conclusion
KL038	ES Vol 2 Appendix 1.1 – Scoping Report
KL039	ES Vol 2 Appendix 1.2 – Scoping Opinion
KL040	ES Vol 2 Appendix 2.1 – Development Proposals Part 1
KL041	ES Vol 2 Appendix 2.1 – Development Proposals Part 2
KL042	ES Vol 2 Appendix 2.1 – Development Proposals Part 3
KL043	ES Vol 2 Appendix 2.1 – Development Proposals Part 4
KL044	ES Vol 2 Appendix 3.1 – Framework CEMP
KL045	ES Vol 2 Appendix 3.2 – Construction Framework Management Plan
KL046	ES Vol 2 Appendix 3.3 – Excavation and Import Report
KL047	ES Vol 2 Appendix 4.1 – Transport Assessment
KL048	ES Vol 2 Appendix 5.1-5.2 – Air Quality Appendices
KL049	ES Vol 2 Appendix 6.1-6.4 – Noise and Vibration Appendices
KL050	ES Vol 2 Appendix 7.1 – Additionality Calculations
KL051	ES Vol 2 Appendix 8.1 – Preliminary Ecological Assessment
KL052	ES Vol 2 Appendix 8.2 – Reptile Survey
KL053	ES Vol 2 Appendix 8.3 – Bird Survey
KL054	ES Vol 2 Appendix 9.1 – Geoenv Report Part 1
KL055	ES Vol 2 Appendix 9.1 – Geoenv Report Part 2
KL056	ES Vol 2 Appendix 9.1 – Geoenv Report Part 3
KL057	ES Vol 2 Appendix 9.1 – Geoenv Report Part 4
KL058	ES Vol 2 Appendix 9.1 – Geoenv Report Part 5
KL059	ES Vol 2 Appendix 9.1 – Geoenv Report Part 6
KL060	ES Vol 2 Appendix 9.1 – Geoenv Report Part 7
KL061	ES Vol 2 Appendix 9.1 – Geoenv Report Part 8
KL062	ES Vol 2 Appendix 9.1 – Geoenv Report Part 9
KL063	ES Vol 2 Appendix 9.2 – ALC Part 1
KL064	ES Vol 2 Appendix 9.2 – ALC Part 2
KL065	ES Vol 2 Appendix 9.2 – ALC Part 3
KL066	ES Vol 2 Appendix 9.2 – ALC Part 4
KL067	ES Vol 2 Appendix 10.1 - Historic Environment DBA
KL068	ES Vol 2 Appendix 10.2 – Geophys Survey Report
KL069	ES Vol 2 Appendix 10.3 – Designated Heritage Assets
KL070	ES Vol 2 Appendix 11.1 - Viewpoints

KL071	ES Vol 2 Appendix 11.2 – LVIA Consultation
KL072	ES Vol 2 Appendix 12.1 - FRA
KL073	ES Vol 2 Appendix 12.2 - Drainage Report
KL074	ES Vol 2 Appendix 12.3 - Thames Water Enquiry
KL075	ES Vol 2 Appendix 13.1 - Lighting Design Whole Site
KL076	ES Vol 2 Appendix 13.2 – Lighting Design Typical Areas
KL077	ES Vol 2 Appendix 13.3 – Roadway Classification
KL078	ES Non-Technical Summary

REF	Application Plan	Ref	Rev
KL079	Site Location Plan	PL-001	A
KL080	Existing Site Plan	PL-002	A
KL081	Amenity Building – Illustrative Ground Floor Plan	PL-020	A
KL082	Amenity Building – Illustrative Service Level Floor Plan	PL-021	A
KL083	Amenity Building – Illustrative Roof Plan	PL-022	
KL084	Amenity Building – Illustrative Elevations Sheet 1	PL-023	C
KL085	Amenity Building – Illustrative Elevations Sheet 2	PL-024	C
KL086	Lodge – Illustrative Ground Floor Plan	PL-030	A
KL087	Lodge – Illustrative Lower Ground, Ground, First and Roof Floor Plans	PL-031	
KL088	Lodge – Illustrative Elevations	PL-033	B
KL089	Costa Drive Through - Illustrative Plans & Elevations	PL-040	A
KL090	Fuel Filling Station - Illustrative Ground Floor Plan	PL-050	A
KL091	Fuel Filling Station - Illustrative Roof Plan	PL-051	
KL092	Fuel Filling Station - Illustrative Elevations	PL-052	A
KL093	Building Parameters – Block Site Plan (Superseded)	PL-070	A
KL094	Regional Site Location Plan	PL-090	
KL095	Retail Areas	PL-100	
KL096	Contextual Site Location Plan	PL-080	
KL097	Contextual Site Location Plan with site layout	PL-081	
KL098	Development Parameters	PL-071	A
KL099	Site Plan	21612/01	F
KL100	Landscape Masterplan	21612/02	C
KL101	Parking numbers	21612/03	C
KL102	Site Sections 1 of 2	21612/04	B
KL103	SuDS Schematic	21612/05	B
KL104	Site Sections 2 of 2	21612/06	A
KL105	Potential Improvement Works to M25/A41 Roundabout	1803-F05	D
KL106	Potential Site Access Arrangement	1803-F01	J
KL107	Storm Drainage	4702-SK-001	P2
KL108	Foul Drainage	4702-SK-002	P2
KL109	Vehicle Tracking - Cars	4702-SK-003	P2
KL110	Vehicle Tracking - Caravans	4702-SK-004	P1
KL111	Vehicle Tracking - Coaches	4702-SK-005	P2
KL112	Vehicle Tracking - HGV	4702-SK-006	P2
KL113	Vehicle Tracking – HGV Service Yard	4702-SK-007	P2
KL114	Vehicle Tracking - Abnormal Load	4702-SK-008	P2
KL115	Vehicle Tracking - Fire Engine	4702-SK-009	P2
KL116	Illustrative External Lighting Layout	WAT-HYD-00-	CO2
KL117	Illustrative External Lighting Layout Lux Plot	WAT-HYD-00-	CO2
KL118	Existing External Services Layout	180048-BEC-	P04

KL119	Illustrative Incoming Services Layout	180048-BEC-	P03
KL120	Topographical Survey	23457_T	Rev 2
KL121	Topographical Underground Survey	23457_T_UG	Rev 1

CD-KL.A. ALTERNATIVE SITE: KINGS LANGLEY 'MOTO' PLANNING APPLICATION (19/0646/OUT) - OTHER RELEVANT DOCUMENTS

REF	DOCUMENT
KL.A 01	Planning Officers Report to Committee – 24 th June 2021
KL.A 02	Decision Notice – 2 nd July 2021
KL.A 03	Highways England – Response (20 th May 2019)
KL.A 04	Highways England – Holding Recommendation (14 th May 2020)
KL.A 05	Highways England – Final Response (18 th May 2021)
KL.A 06	Hertfordshire County Council – Highway Authority – First Response (14 th May 2019)
KL.A 07	Hertfordshire County Council – Highway Authority Consultation Response (10 th May 2021)
KL.A 08	Three Rivers District Council – Landscape Officer (26 th July 2019)
KL.A 09	Three Rivers District Council – Landscape Consultant Review (Place Services) (26 th March 21)
KL.A 10	Moto Draft Three Rivers Local Plan Allocations Submission (July 2021)
KL.A 11	Response to Environment Agency – Furness Partnership
KL.A 12	Response to Affinity Water - Furness Partnership
KL.A 13	Outline Ground Water Monitoring & Maintenance Plan
KL.A 14	Detailed Quantitative Risk Assessment
KL.A 15	Objections to TPO
KL.A 16	Response to Essex Place Services