

Slough Borough Council

May 2024

Dear Sir/Madam

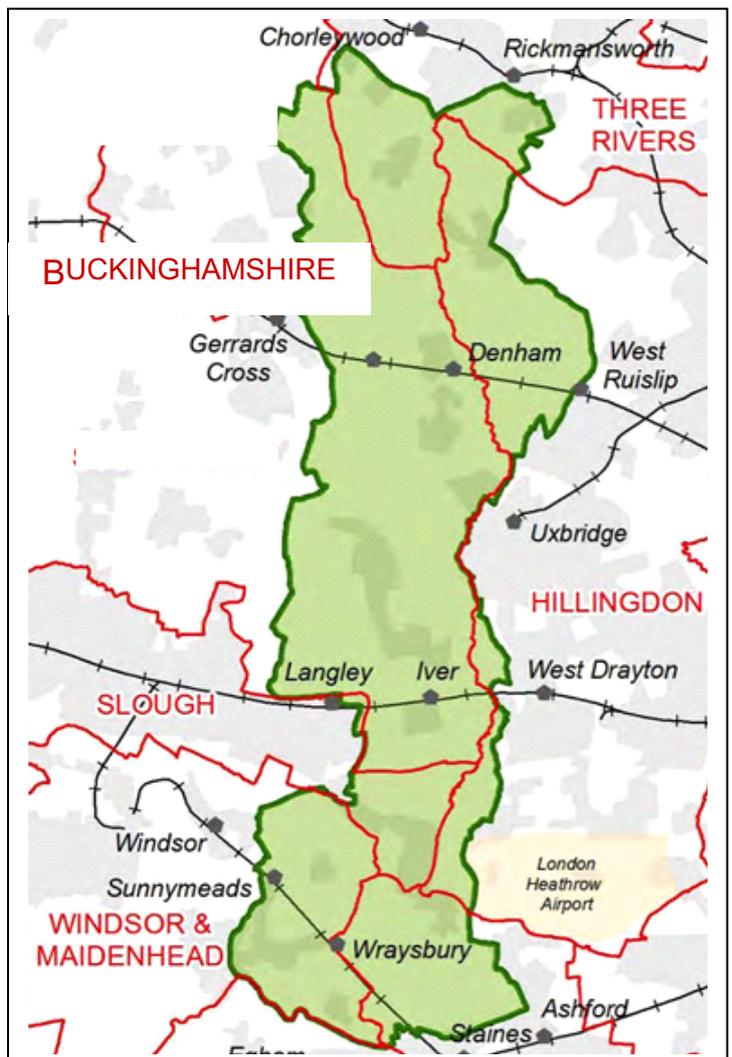
P1224/012

Colnbrook Logistics Centre

This response is from and 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 nearly 100 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

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

This application is to make permanent the existing temporary building. The site is within the Colne Valley Regional Park and the Green Belt. Very Special Circumstances (VSC) need to be demonstrated for this application to be approved.

We believe that as the building has been in situ for a considerable time and is still a vital piece of infrastructure for Heathrow Airport, it may now be considered a brownfield site within the GB. The VSC may now exist providing there is sufficient mitigation in place to compensate for loss of Green Belt and of land within the CVRP. See Slough Borough Plan policies CG1 and 2. The developer is also providing more than the minimum for biodiversity net gain, as well as landscaping.

The land in question is within the strategic gap in the Green Belt between the London Borough of Hillingdon and Slough Borough. This is significant, and previous applications on other sites have failed at this hurdle. However, due to its requirements in connection with the airport and in particular its rail access, VSC may apply to this site in terms of its essential location. Nevertheless, this strategic gap in the Green Belt is protected by Slough Local Plan Policy and should be compensated for.

The Colne Valley Regional Park is under significant pressure from cumulative developments all claiming Very Special Circumstances. This is harmful to the six objectives of the CVRP (of which Slough Borough Council is a supporter) and is contrary to the Slough Local Plan policy which seeks to :

- maintain and enhance the landscape and waterscape of the Park and
- resist urbanisation of the countryside and
- conserve nature conservation and
- provide opportunities for countryside recreation.

We believe S106 mitigation for this application can enable those aims to be achieved. It would need to be appropriate for the application's significant impact on the CVRP, ensuring specific outcomes – including those in the Green Infrastructure Strategy – are delivered.

We note that preliminary discussions in this regard (see email of 29/2/24) have not yet concluded, and therefore request these are extended in order to finalise the S106 agreement. This should also include a commitment to cover the Trust's legal bills if any. We note the applicant's agreement to this in the VSC report para 8.2.5/6.

Jane Griffin
Trustee
Colne Valley Regional Park

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