



Directorate for Planning, Growth and Sustainability

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Ref: PL/20/4332/OA

7 July 2021

Dear Clerk,

NOTIFICATION OF AMENDED APPLICATION Town and Country Planning Act 1990

Reference: PL/20/4332/OA
Application type: Outline Planning Permission
Location: Land To The North Of A4007, Slough Road, (Between Junctions 15 and 16 Of The M25), Iver Heath, Buckinghamshire
Proposal: Outline application for a Motorway Service Area between M25 junctions 15 and 16 near Iver Heath with all matters reserved, comprising vehicular access from the M25 including new overbridge and realignment of the A4007 Slough Road, a controlled vehicular access from the A4007 for emergency vehicles only, including a staff drop off point and associated footway works to Slough Road, facilities buildings, Drive-Thru, fuel filling stations, electric vehicle charging, parking facilities, service yard, vehicle circulation, landscaping, woodland and amenity spaces, Sustainable Drainage Systems, a diverted public bridleway; together with associated mitigation and infrastructure and with earthworks / enabling works including mineral extraction.

The application has now been **amended** in the following way:

Amendments to proposal, description and Environmental Statement

If you have already commented on the application your original comments will still be taken into account.

You can view documents and check the progress of the application on the Council's Public Access System at: www.buckinghamshire.gov.uk/planning-and-building-control/planning-applications/, select the appropriate local area link and search for 'view planning applications'. If you wish to comment on the application, please go to the Comments tab on Public Access. Commenting this way helps to protect your personal data and enables you to track the application. If you have no means of viewing or commenting on the application online, please contact the Planning Service to discuss suitable arrangements.

All comments are available to view online, whilst the application remains undecided, so please only provide details that are appropriate to be published. We endeavour to ensure that signatures, telephone numbers and personal email addresses are removed from view. Please refer to the Council's Privacy Notices.

If you wish to comment, please reply by **6 August 2021**. You will find more information overleaf and on the Planning pages of the Council's website. Once the decision is issued, it will be published online.

Yours sincerely

Mr Graham Mansfield
Principal Planning Officer

Additional notes about commenting on an application

Planning Application considerations

The Council will make its decision on planning issues as set out in its policies. The policies can be found on the Council's website. The following are examples of planning issues:

- The design, layout and appearance of the development and its impact on the surrounding area
- Highway safety considerations
- The effect of the development on neighbouring property e.g. overshadowing, loss of privacy, overbearing appearance
- Impact on trees, conservation areas or listed buildings

The following things are not planning matters and will not be taken into account:

- The identity and character of the applicant or agent
- Any private covenants affecting the site
- Matters dealt with under other legislation such as drainage or construction technique

What if the development has already started?

The planning legislation specifically allows for retrospective applications to be submitted. Whilst it is clearly regrettable that work takes place in advance of obtaining planning permission, it is not an offence to do so. The fact that work has started will not alter the way in which we assess the application. If the application is found to be unacceptable, then we will consider taking any necessary further action.

Commenting on an application

Anyone can comment on an application. You don't have to live next door. We decide most applications within 8 weeks, although larger developments may take longer. This is why it is important that you let us have your comments as soon as possible. We will carefully take your comments into account, although the decision may not be what you want. Comments need to be in writing, ideally submitted online. Please note that any representations containing abusive remarks, will not be taken into account.

Who decides an application?

Most applications are determined under the delegated powers of the Council's, Service Director of Planning and Environment, even if there are objections. However, a small number of applications and the Council's own applications, will be decided by the Planning Committee at a public meeting. Planning Committee dates and arrangements are viewable on our website. Applications for Lawful Development Certificates are always determined under delegated powers, as they are a legal judgement based on the information submitted and not on the planning merits of the case. Such applications cannot be referred to the Planning Committee.

How can I check an application's progress?

You can check the progress of an application on the Council's website. After the decision has been issued, it will be placed on the application file and be available to view on the Council's website, under the application reference number. You will be able to see the full decision notice including any conditions or reasons for refusal under the 'Associated Documents' tab.

Who can I talk to?

You can telephone the Planning Service. We are sorry, but we cannot enter into exchanges of letters. You may also wish to contact your Councillor or a member of the Planning Committee. Details are available on the Council's website.

What happens next?

The applicant may withdraw the application. If the application is approved with condition, refused or not dealt with in time, the applicant may make an appeal to the Planning Inspectorate. In most cases the appeal will be dealt with on the basis of the application as submitted, any representations from the public and the planning officer's written report. If the applicant does appeal to the Planning Inspectorate, we will write to you again to let you know. Please note, a copy of all representations will be forwarded to the Planning Inspectorate and the Appellant. Please note, if the application is a householder development, there will be no further opportunity to comment at appeal stage.