

High Speed Rail in the Chilterns

A Chilterns Long Tunnel

An Introduction



Ray Payne

- BA, Member Royal Institution of Chartered Surveyors, Member Chartered Institute of Arbitrators, Fellow Royal Society of Arts.
- Member Chilterns Conservation Board appointed by the Secretary of State for the Environment.
- Technical Advisor appointed by the Union Internationale des Architects, Paris for international competitions in architecture and town planning.

Ray Payne

- Peer Reviewer for the rail systems administered by Transport for New south Wales, Australia.
- Formally Head of Construction Strategy and Logistics, Olympic Delivery Authority



First request of the Select Committee

That a continuous tunnel be provided under the Chilterns Area of Outstanding Natural Beauty



The case for a Chilterns Long Tunnel



On behalf of:
Aylesbury Vale District Council
Buckinghamshire County Council
Chiltern District Council
Chilterns Conservation Board

In support of a Chilterns Long Tunnel but
not in opposition to other edge to edge
long tunnel options



Avoids the necessity for the Select Committee to hear evidence from these four statutory bodies individually on the same subject

Why have we - the statutory bodies -
proposed an alternative to the
government's Proposed Scheme?



- overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
 - remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
110. In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.
111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.
112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites,²⁴ so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.
114. Local planning authorities should:
- set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and
 - maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast.
115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important

²⁴ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.