



Ministry of Housing,  
Communities &  
Local Government

Mr Graham Mansfield  
Principal Planning Officer  
Planning, Growth & Sustainability Directorate  
Buckinghamshire Council

**By e-mail only:**  
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**Please ask for:** Michelle Peart  
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**Your ref:** PL/20/4332/OA  
**Our ref:** PCU/CONS/N0410/330936

**Date:** 21 October 2024

Dear Mr Mansfield

**The Town and Country Planning (Consultation) (England) Direction 2021 Application by Colne Valley Motorway Service Area Ltd for 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 on Land To The North Of A4007 Slough Road (Between Junctions 15 and 16 Of The M25), Iver Heath, Buckinghamshire. Application no: PL/20/4332/OA.**

I refer to your 5 October 2023 referring to the Secretary of State for Housing, Communities and Local Government ("The Secretary of State") an application for planning permission for the above development.

The Secretary of State has carefully considered policy on calling in planning applications, as set out in the Written Ministerial Statement dated 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively. This policy also gives examples of the types of issues which may lead her to conclude, in her opinion that the application should be called in.

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The Secretary of State has decided not to call in this application. She is content that it should be determined by the local planning authority.

In considering whether to exercise the discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

The Article 31 Direction issued pursuant to the Secretary of State's letter of 17 October 2023 is hereby withdrawn.

Yours sincerely

*Maria Bowen*

Maria Bowen - Decision Officer  
Head of Crown Casework  
Planning Casework Unit

This decision was made by the Minister for Housing and Planning – Matthew Pennycook MP, on behalf of the Secretary of State, and signed on her behalf