

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

Elizabeth Aston
Buckinghamshire Council
King George V House
King George V Road
Amersham
Bucks
HP6 5AW



June 2023

Dear Ms Aston

PL/22/4145/OA

Court Lane industrial site is in the Green Belt and the Colne Valley Regional Park (CVRP). It is a brownfield site and therefore can be redeveloped within existing Green Belt and South Bucks Core Strategy policy.

The site consists of hard standing and two storey buildings. The proposals for two data centres, the larger of which (Building A) is 30m high and the smaller 18m high, comprising a total of 65,000 square metres, clearly breaches Green Belt policy on openness and in our view fails to meet the requirements for very special circumstances.

The size of these buildings and their built footprint will dwarf their surroundings, in particular the Grade II listed former farmhouse, as well as being visible from many locations within the village and from surrounding vantage points.

The CVRP has no objection to the redevelopment of this site but only where it would be subject to mitigation in line with CP 9 of the South Bucks Core Strategy, including BOA objectives and those of the regional park. However, we object to the intrusive height of these buildings and their extent on the site – they are completely out of character with the surroundings and the historic setting of Iver village. The mitigation proposed is completely inadequate in terms of Green Belt policy and CVRP objectives. The new Local Nature Recovery Strategy regarding mitigation for improving damaged Green Belt land is also relevant.

Policy IV13 of the Ivers Neighbourhood Plan in relation to the Colne Valley Regional Park and based on the Colne and Crane Green Infrastructure Strategy, should be taken into consideration. The current application does not appear to do so. See <https://www.colnevalleypark.org.uk/wp-content/uploads/2019/10/GI-Strategy-AREA-2-Mid-Colne-pages-42-49.pdf>. In the table Project MC 105 is relevant and should be delivered if this application is approved.

We support the objectives of the Canal and River Trust in improving the environment of the Grand Union Canal and its objectives for rights of way connecting with the

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

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local green infrastructure network, including the Iver Circular Walk. Again, if this application is approved then mitigation must be provided to ensure these important aims to improve walking and cycling in the local area are achieved.

Funding should also be provided for a Countryside Management Service to improve the appearance, accessibility and biodiversity of the parts of the CVRP in the vicinity of the site in line with the 6 objectives.

This area of Iver is already subject to several applications for data centres all on, or partially sited on the Green Belt. Buckinghamshire Council appears prone to considering them in isolation rather than looking at the cumulative impact they would have on the townscape and the character and use of the local area. The height of these proposed buildings is of particular concern along with the lack of Green Belt mitigation in totality and in accordance with NPPF GB policy; and the devastating impact they would have on the CVRP.

National Policy on data centres fails to take any account of the very real effect of so many proposals on such a small, fragile and historic area, nor of the impact on precious Green Belt especially in terms of its strategic function separating parts of the London Borough of Hillingdon from neighbouring areas, notably Uxbridge and Slough.

Yours

Jane Griffin
Trustee

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