

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

Rt Hon Michael Gove  
Secretary of State for Levelling-up Housing and Communities  
C/o Planning Casework Unit  
23 Stephenson Street  
Birmingham  
B2 4BH



24<sup>th</sup> October 2023

Dear Mr Gove

**Re: Land and Buildings at Round Coppice Estate and Mansfield Farm, Iver, Bucks Green Belt (London and Home Counties) Acy 1938-Section 5.**

The Colne Valley Regional Park objects to the disposal of this land by Buckinghamshire Council for development.

The land was transferred to public ownership with the will of the owner stating to accept any offer from the local authority that is 'at least half of the current value', the agreed sale price was £16,000. The conveyance specifically refers to the 1938 Act as the instrument under which the Council was purchasing the land so there was a clear understanding that this was the intention for the reduced-price sale. In our view it is wrong for the Council to be disposing of this land that they should be holding on behalf of their residents and those of neighbouring local authorities.

This land has served the purposes of the Green Belt for many decades and can do in the future should the government show foresight and vision to take a more positive approach for preserving the Green Belt than Buckinghamshire Council has for land in its care.

We urge you to consider the wider benefits of the Green Belt to millions of people and its long-term potential to provide them with access to the natural environment. This large-scale release of land for development, outside of any strategic review of this part of London's Green Belt also has a cumulative impact with the actions of others across the edge of five counties.

This part of the Colne Valley Regional Park is facing multiple development proposals despite having huge potential to deliver public benefit given its location as the green belt closest to where millions of people live. In the area around this site there are proposed over a dozen 20-30m high data centres, extensive Film studios under construction and many other speculative developments. This is sandwiched between two of the biggest civil engineering projects in Europe with HS2 to the north and proposed Heathrow expansion to the south. Local and national government appear unable to plan, co-ordinate or control this market-led development frenzy. Therefore preservation, and enhancement, of Green Belt land in the ownership of local authorities connected to the 1938 act is vital to help the government meet its stated ambitions to protect the Green Belt.

**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](http://www.colnevalleypark.org.uk)

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The 1938 Act suggests that if land is removed from the Green Belt it should be replaced. This suggestion would be impossible to achieve in any meaningful way for local, regional or national benefit.

We urge you to refuse this application to dispose of this land or at the very least hold a public enquiry to examine the case for the sale, the sub-regional issues involved alongside consideration of the current and potential opportunities to deliver benefits for people, environment and food production.

If, however, the decision is made to allow the sale of this land, then all proceeds should be allocated to improve the remaining local green belt as provided for in section 25 of the 1938 Green Belt (London and Home Counties) Act. Use of the proceeds should be informed by the Ivers Neighbourhood Plan and the Colne Valley Green Infrastructure Strategy including provision of active travel, biodiversity enhancement, a countryside management service, the relocation of Iver Environment Centre and possibly even purchase of land that can achieve strategically important connectivity for the above.

Yours sincerely



Stewart Pomeroy  
Colne Valley Managing Agent  
For, and on behalf of, the Colne Valley Regional Park

Cc Joy Morrissey MP  
Cllr Martin Tett, Leader, Buckinghamshire Council

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