

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

Rt Hon Michael Gove  
Secretary of State for Levelling-up Housing and Communities

Via email:  
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3<sup>rd</sup> November 2023

Dear Mr Gove

**Re: Buckinghamshire Planning Application PL/20/4332/OA**

The Colne Valley Regional Park requests that you call in the application (PL/20/4332/OA) submitted to Buckinghamshire Council for development at Mansfield Farm between Iver Heath and Uxbridge for the following reasons:

**1) Significant effects beyond the immediately locality of Buckinghamshire**

The site is on the edge of Buckinghamshire very close to the London Borough of Hillingdon and will adversely affect residents of Uxbridge . It will cause considerable disruption due to construction, noise, air and light pollution and be visible from areas of the borough e.g. Uxbridge Common, blighting previously rural views.

Furthermore the site is in the middle of the 43square mile Colne Valley Regional Park: a landscape that cuts across the edges of six local planning authorities.

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

**2) Significant conflict with relevant national policies**

The Green Belt in this area between Uxbridge and Iver Heath is amongst the very narrowest around London.

Buckinghamshire Council took a worryingly narrow view of Green Belt policy when considering this application. The Strategic Sites Committee seemed to be labouring under the misapprehension that it had to choose one of the two MSA proposals for consideration. It didn't. The committee simply had to make a judgement call on two competing policies: National Planning Policy Framework (with clear and repeated reference to Green Belt) and a DfT Strategic Road Network Policy paper from 2013, updated 2022.

The Strategic Sites Committee failed to heed the professional opinion of a joint letter from two planners, both members of RTPi, urging them to take a more strategic view.

**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,  
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Nor did it ensure any public benefits for the local community that has used and enjoyed this land for well over 70 years, and failed to take into account the value of this Green Belt land for agriculture.

Even if Bucks, or the Government following an inquiry, conclude that an MSA at Iver is strategically warranted, that is certainly no justification for completely ignoring the long-term connectivity of the countryside in the planning analysis.

**3) Substantial cross-boundary or national controversy is arising and will continue to do so should the local authority be the decision-making body**

Some people hold the view there is a conflict of interest in this instance, with Buckinghamshire Council being the landowners and the determining authority. This will cause controversy in people's minds if the final decision stays with the Council.

As we stated in our letter to you of 24/10/23 re: the 1938 Green Belt (London and Home Counties) Act, the land was transferred to public ownership after the will of the owner stipulating acceptance of any offer from the local authority that is 'at least half of the current value', the agreed sale price was £16,000 at that time. The conveyance specifically refers to the 1938 Green Belt 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 it should be holding on behalf of its residents and those of neighbouring local authorities.

Yours sincerely



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

Cc Joy Morrissey MP  
Steve Tuckwell MP

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