

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

Rt. Hon Matthew Pennycook  
Minister of State (Housing, Communities and Local  
Government).  
Ministry of Housing, Communities and Local  
Government  
2 Marsham Street  
London  
SW1P 4DF



14<sup>th</sup> November 2024

Dear Mr Pennycook

**Re: Green Belt (London and Home Counties) Act 1938. Application by Buckinghamshire Council for a proposed long lease disposal of Mansfield Farm and Round Coppice Estate, Iver Heath for construction of a motorway service area.**

We note that you have decided that the government will not hold an inquiry into Buckinghamshire Council's decisions to a) dispose of land safeguarded under the 1938 Green Belt to a Motorway Service operator, and b) approve a planning application for Motorway Services.

This decision has unintended consequences that severely and permanently impact on local people and visitors from across the wider region where 10 Million people live within 15km:

- Iver Environment Centre does vital work but it is at risk from a Motorway Service Centre next door. The noise and pollution mean that this community-led environmental education centre will not be able to survive.
- This cuts into a narrow part of the Colne Valley Regional Park and Green Belt around Iver between the large urban areas of Uxbridge and Slough. It permanently loses the opportunity for a much-needed east to west green active travel route from Uxbridge to Black Park and Iver Heath. It creates a breach in the green belt, blocking corridors for wildlife and habitat connections.
- Disposal of land that is safeguarded by national planning policy, local planning policy, 1938 Act, Colne Valley Regional Park and public ownership *without commensurate improvement of what remains*, sets a worrying precedent about failing to seek benefit for the communities and environment that are being asked to host development.
- This is part of the cumulative impact of multiple development proposals in a relatively small area that are considered in isolation and outside of a strategic review of London's metropolitan Green Belt. For more information please refer to our call for 'joined up thinking': [www.colnevalleypark.org.uk/what-we-need-is-joined-up-thinking/](http://www.colnevalleypark.org.uk/what-we-need-is-joined-up-thinking/)

None the less, we recognise that your decision has been made not to hold an inquiry and to grant permission for Buckinghamshire Council to dispose of the land for a motorway service station.

**Colne Valley Park Trust**  
Charity Registration Number: 1181303

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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Therefore, to address the huge impact on local people and the local environment we ask you to give serious consideration to our requests in our letters (attached):

- to your predecessor dated 24th October 2023
- to the Planning Casework Unit dated 15th March 2024

**that you use the discretion available to you under section 25 of the 1938 Green Belt (London and home counties) Act to obligate Buckinghamshire Council that the proceeds from the sale are to be used locally to relocate Iver Environment Centre and to improve the remaining parts of the Colne Valley Regional Park near Mansfield Farm for the benefit of residents and visitors to the currently beautiful county of Buckinghamshire.**

Taking this bold action can:

- provide a national example of how development can be well-planned and can lead to well-planned local and regional benefit.
- help government to demonstrate its stated objectives of reform of National Planning Policy Framework, namely: "Making the Green Belt work for the 21st Century - whilst keeping its strategic role intact and with improvements to accessible green space".
- demonstrate social and environmental benefit from development instead of solely economic benefit. In this way delivering on all three pillars of sustainable development.

We urge government to seek 'win-wins' and to be part of the solution to realise the potential of the Colne Valley Regional Park and the Green Belt for people and wildlife.

Yours sincerely,



Stewart Pomeroy

Managing Agent

CC Maria Bowen, Planning Casework Unit

Thomas McGuffog, Policy Lead: Diverse Housing and Green Belt

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