

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

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



10th March 2025

Dear Ms Aston

RE: PL/24/0449/FA Iver substation (Uxbridge Moor) Slough Road, Iver Heath SLO 0ED

We wish to point out some missed opportunities relating to the considerations of the above application.

1. The application involves public land being released and sold to a private entity. Public benefits need to accrue as a consequence. This has not been sufficiently taken into consideration during the discussion of this application.
2. The cumulative impact on Iver Education Centre from both this development and the proposed Motorway Service Area threatens its existence. Additional planting as suggested by the Members is insufficient! Planning policy states that you should take account of the impact of the development on adjoining and affected properties. This has not been done sufficiently and the impact of the development during construction and subsequent operation on the Iver Education Centre will threaten the existence of this much needed community facility.
3. Where is the public benefit from sale of public land to National Grid? This is the same argument as we put forward on the MSA application. The development has been justified by data centre demand in the local Green Belt which is not in the public interest.
4. Para 151 of the NPPF is being ignored (yet again)

"Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; (my highlight) to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land." (All of these are related to objectives of the Colne Valley Regional Park)

5. The Colne Valley Regional Park (CVRP) points in our objection letter have been ignored as well as the complementary comments from the strategic access officer. This is an opportunity missed. Public access, as negotiated, using the farm bridge over the M25 in the MSA application is now wasted. The Strategic Access officer stated.

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

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With regards to the wider area, the council shares the Colne Valley Regional Park's ambition aiming to realise an active travel and recreational route connecting east to west between Uxbridge and Iver Heath, Black Park and Pinewood Studios. The Colne & Crane Valleys Green Infrastructure Strategy 2019 improvement line MC001 [highlighted in Plan 4] illustrates this connection. The general alignment of this cycleway could pass across land within this application's red edge, as sketched purple on Plan 5, also on land within Buckinghamshire Council's ownership.

Officer response

However, as there is no blue edge to prove the complete east to west connection; employee travel to work is limited by the small number of staff likely to access the site; and considering the wider existing rights of way network is not greatly impacted, I feel it is unjustified requesting further information or a recommended condition to provide such a route."

This fails to take account of the proposed ROW being created by restoration of the adjacent gravel site and the fact that the land is in public ownership (ref blue edge). Nobody appears to be looking at potential opportunities to deliver public good to offset the harm to the open countryside and the loss of the Green Belt as required by the NPPF policy.

6. The policies which seek to achieve these active travel improvements in the Denham and Iver Neighbourhood Plan policies have not been given sufficient weight.

We ask that these points are placed before the strategic sites committee to reconsider the merits of the application and renegotiate a revised Section 106 agreement. In the meantime we will petition the Secretary of State to not grant approval for the release of the land and to call it in for further scrutiny.

Yours Sincerely

J.Griffin

Jane Griffin RTPI, Trustee

Cc Cllr John Chilver

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