

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

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

August 2025

Dear Sir/Madam



PL/25/2080/OA Data centre on Land south of Slough Road

This response is from and behalf of The Colne Valley Regional Park

The Colne Valley Regional Park was founded in 1965 when local authorities – including Bucks County Council – showed great foresight in agreeing to work together to preserve and enhance this precious area for recreation and nature conservation.

It is supported by nearly 100 member organisations including local authorities, businesses, residents' associations, environmental charities and user groups. Groundwork South acts as the Park's managing agent.

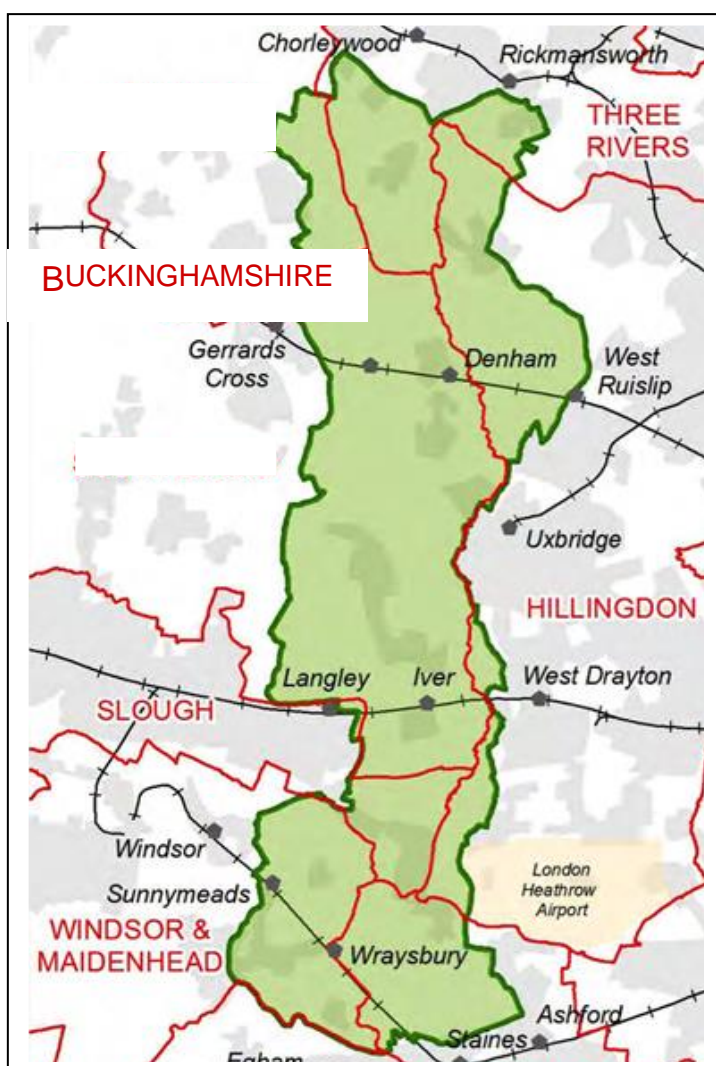
The Colne Valley Regional Park has six objectives:

<https://www.colnevalleypark.org.uk/whats-special/>

Landscape

The Colne Valley Regional Park (CVRP) covers six local planning authorities. As a result, the valley is rarely, if ever, considered at a landscape scale.

The creation of a Green Infrastructure Strategy <https://www.colnevalleypark.org.uk/green-infrastructure-strategy->



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

[downloads/](#) for the Colne Valley Regional Park aims to bring the green and blue on the map to the forefront of planning policy and decisions, and feature the landscape of the Valley as a whole, rather than from the parochial perspective of its various council boundaries.

These boundaries are an administrative convenience – they don't exist as real barriers to people and wildlife. The Crane Valley has been added to this strategy to provide a truly landscape-scale picture of the area.

This cross-border approach is entirely consistent with Green Belt policy in the National Planning Policy Framework.

The Colne Valley Regional Park is a Charitable Trust funded by local authorities and donations from corporate sponsors and members of the public. To mitigate the development if approved, we would wish to be involved in any S106 agreement in order that benefits accrue to the CVRP consistent with national and local planning policy.

This application for a data centre is one of several development proposals within this area. The CVRP is gravely concerned about the cumulative impact of so many major developments in such close proximity. These include the Iver sub-station expansion and the motorway service area (MSA), both on the north side of Slough Road, and the Woodlands Park data centre on land to the south of this proposed development. The combined development proposals will harm the CVRP and increase traffic along the local roads to the detriment of noise, air quality and the character of the local area, including the amenity of the local residents and potential for harm to the environment. We note that to sink the data centre, landfill material will be removed from the site. This will generate significant lorry movements in Slough Road, along with the gravel extraction proposed as a precursor development of the MSA.

The data centre would be built on this Green Belt site much of which is frequently subject to flooding – we note the EAs current objection on this significant point. The adjacent rivers – the Colne and the Colne Brook – will be affected by the construction, which includes a new bridge and removal of trees within the wet woodland. These rivers provide important habitat and connectivity for wildlife and biodiversity as part of the Colne Valley. In our view, the impact of such work in this location could affect a much wider area. Buckinghamshire Council's own ecologist expresses concerns about this, and the applicant reveals that BNG for the watercourses will not be mitigated within the development site. We are open to discussion as to how this mitigation can be delivered within the wider Colne Valley blue green network, should the application be approved.

While we welcome the new public access to the northern part of the site and the extension of the public rights of way (which conforms with IV13 of the INP based on the GI Strategy for the Colne Valley), we are nevertheless perturbed to see that no mention is made of who or what will be responsible for maintaining the land in the long term, and to what standard. We would be happy to be part of further discussions regarding this.

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

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

There may also be a possibility of working with the Iver Environment Centre, located on the northern side of the road, that could benefit from using this land. Improvements to the public right of way through the site benefits east-west connectivity across the motorway, and towards Iver and other locations north and south connecting with Uxbridge.

Other matters of concern including the introduction of lighting to the site along the new road network and from the building itself, bearing in mind the 24-hour operation which will have a seriously detrimental effect on bats and birds; security fencing will also have an adverse impact on the habitual movements of wildlife in the area.

If, the correct interpretation is that this site is 'grey belt', this could open up much land between the M25 and Uxbridge for development. This is of major concern. Subject to further work following EAs comments, it should be noted that Grey Belt and flooding are incompatible. Footnote 7 refers see <https://www.gov.uk/guidance/national-planning-policy-framework/2-achieving-sustainable-development>

We note that the London Borough of Hillingdon objects to this development on Green Belt grounds.

Yours
Jane Griffin
Trustee

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