

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

September 2025

Dear Sir/Madam



PL/25/2076/OA Data centre on Land south of Pinewood studios

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.

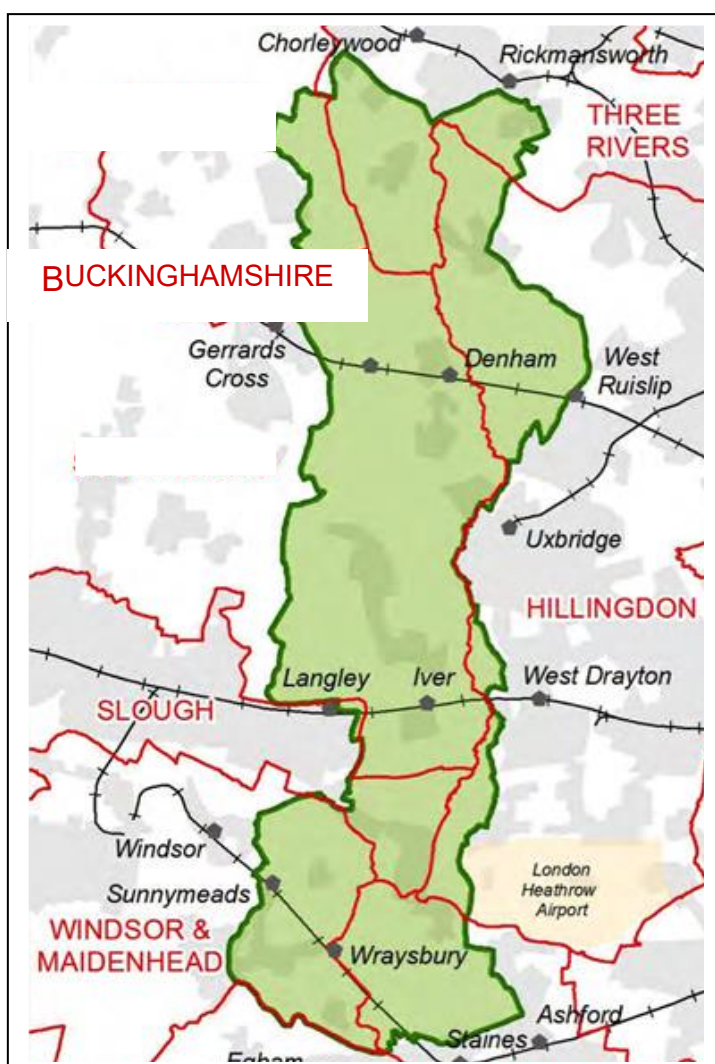
The Colne Valley Regional Park has six objectives:

<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-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

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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 registered charitable trust funded by local authorities and donations from corporate sponsors and members of the public. To mitigate the development if it is approved, we would wish to be involved in any S106 agreement, and indeed discussion of any other mitigatory measures including the community garden and compensatory mitigation for the CVRP at Alderbourne Farm, in order that benefits accrue to the CVRP consistent with national and local planning policy.

This application for a data centre is for an alternative development to the two previous film studio developments permitted on this site. Apparently, this proposal would not replace the two alternatives but provide a further option. However, each of the three alternative schemes have different impacts on traffic, the local community, the environment and biodiversity.

This proposal for a data centre differs significantly from other similar-sized (55,000 sq m) projects in the Iver area that have been approved, in that the design does not include green walls, solar panels or the building being sunk into the landscape. Thames Water also appears to be concerned regarding the amount of water that would be required for cooling. In this instance, this might mean however, green walls are not in this case appropriate. It is thus an unsustainable development which would have a detrimental impact on energy use, climate change and the local environment.

The application includes installation of 100 extraction units on the roof which would pump out waste heat directly into the environment. This would be noisy, and the heat generated would potentially affect bats and bird life which live in the adjacent woodland in Black Park. The buildings would be up to 25m tall approximately a similar height to the trees.

The introduction of lighting to the site along the new road network and from the building itself, bearing in mind the intended 24-hour operation, will have a seriously detrimental effect on bats and birds. It will extend the glare of London further out into the neighbouring countryside, obscuring the night sky. Security fencing will also have an adverse impact on the habitual movements of wildlife in the area.

It is unclear whether Alderbourne Farm will be used for BNG mitigation as it is outside the red line but is mentioned in the DAS part 2 as being available to deliver BNG. This should be clarified.

The development does not mention its potential impact on the CVRP, contrary to policy.

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Our final point is that this development, together with the other data centre, motorway service area and potential housing developments, are all being considered individually with no account being taken of the cumulative impact on the local character and the community which will be permanently transformative and have an enormously negative effect on landscape quality, traffic etc while they are being built.

Yours
Jane Griffin
Trustee

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