



Directorate For Planning, Growth and Sustainability
Walton Street Offices,
Walton Street,
Aylesbury,
HP20 1UA

14th August 2025

Sent via e-mail: planning.comments.csb@buckinghamshire.gov.uk

Our ref: 78954/APP/2025/1996
Your Ref: PL/25/2080/OA

Dear Elizabeth Aston,

TOWN AND COUNTRY PLANNING ACT 1990

Site: **Land South of Slough Road (A4007) and East of M25, Iver, Buckinghamshire, SL0 0EB**

Proposal: Out of borough consultation on 'Outline planning application for proposed development of data centre building (Use Class B8), ancillary offices, plant and equipment, substation, new access/egress, internal road and bridge, landscaping, biodiversity and drainage features, upgrade works to the public right of way, and associated works (matter to be considered at this stage: access).'.

Thank you for your consultation received on 24 July 2025 regarding the above proposals. My Officers have tried to contact you to discuss the application, but so far we have been unable to do so. The London Borough of Hillingdon submits a holding **objection** to the proposal for the following reasons:

1. The proposed development would constitute inappropriate development within designated Green Belt land and very special circumstances do not exist to outweigh

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the harm to the Green Belt by reason of inappropriateness. As such, the proposed development conflicts with the National Planning Policy Framework (2025).

2. The proposed development, by reason of its siting, size, scale and design, would be detrimental to the open, greenfield and Green Belt character, appearance and visual amenities of the area. As such, the proposed development conflicts with the National Planning Policy Framework (2025).
3. The proposed development is not sustainable, air quality neutral, or clean by design and would produce significant adverse impacts on sensitive receptors downwind of the application site within Hillingdon. This would deteriorate existing poor air quality conditions and increase local background levels. As such, the proposed development conflicts with Policy EM8 of the Hillingdon Local Plan: Part 1 (2012), Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020), the London Borough of Hillingdon Air Quality Action Plan 2019-2023, Policy SI 1 of the London Plan (2021), and the National Planning Policy Framework (2025).

In the event that this development is recommended for Approval by Buckinghamshire Council, no decision should be made until the LB Hillingdon have been notified to enable dialogue with respect to the Air Quality damage costs that this development generates that must be delivered to the LB Hillingdon.

My Officers remain available to discuss the proposals with you.

Yours sincerely



Roz Johnson
Head of Development Management and Building Control