



Dear Graham,

Iver Environment Centre will have been serving the local community for 35 years this summer from its site immediately adjacent to the MSA development. In this time we have engaged over a quarter of a million people with the environment. Our activities support good mental and physical health, improves science education and tackles loneliness. This has all been at no cost to Buckinghamshire Council as our charity raises the money to operate through grants, corporate sponsorship, and events.

All of our previous comments and objections remain valid as the updated documents do not change the impact of the development on Iver Environment Centre or the local area.

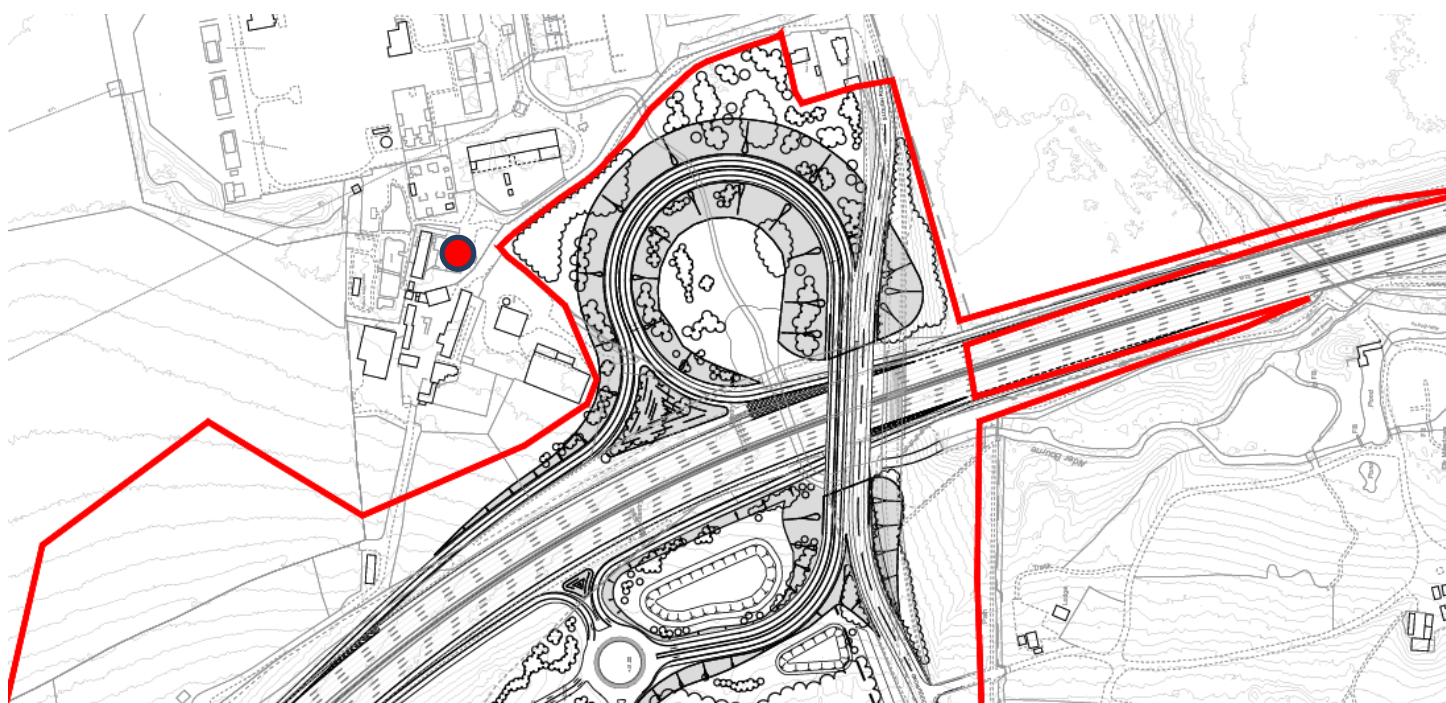


Figure 1: Plan showing teaching area with blue outline and development site with red outline.

The updated planning documents still do not acknowledge us or our proximity to the development site. On the plan above the red dot with blue outline shows our most heavily used teaching area. There is no way that we can continue to operate and deliver teaching in that space (or the rest of our site) with the noise and air pollution from a 15 metre high slip road right next to it. There is no noise protection detailed in the plans beyond some ineffective seasonal planting.

Figure 2 was taken by a visiting teacher standing on the red line in the plan above.



Figure 2: Children visiting I.E.C.



There is still no acceptance in any formal documents of the impact the development is having on Iver Environment Centre. It will result in Biodiversity Loss as the Great Crested Newt habitat on our site will not be maintained when the development forces our closure, plus fewer people will be engaged with environment. Neither of these factors were considered in the BNG calculations despite being a direct consequence of the development. When talking face to face with representatives from Welcome Break they acknowledge the impact of the MSA on our charity and the fact that this development is forcing our closure. Verbally they have stated that they plan to relocate us but refuse to commit to it in writing or even commit to regular meetings with us. Our emails go months without a response.

At the outline hearing we were told that the negative impact of this development with zero benefits to the local community was of little consequence as it was a strategic site, needing to be looked at on a larger scale. From the map below, showing locations of visiting schools in the past 5 years you can see that the impact of forcing Iver Environment Centre to close will affect people much further afield than South Buckinghamshire.

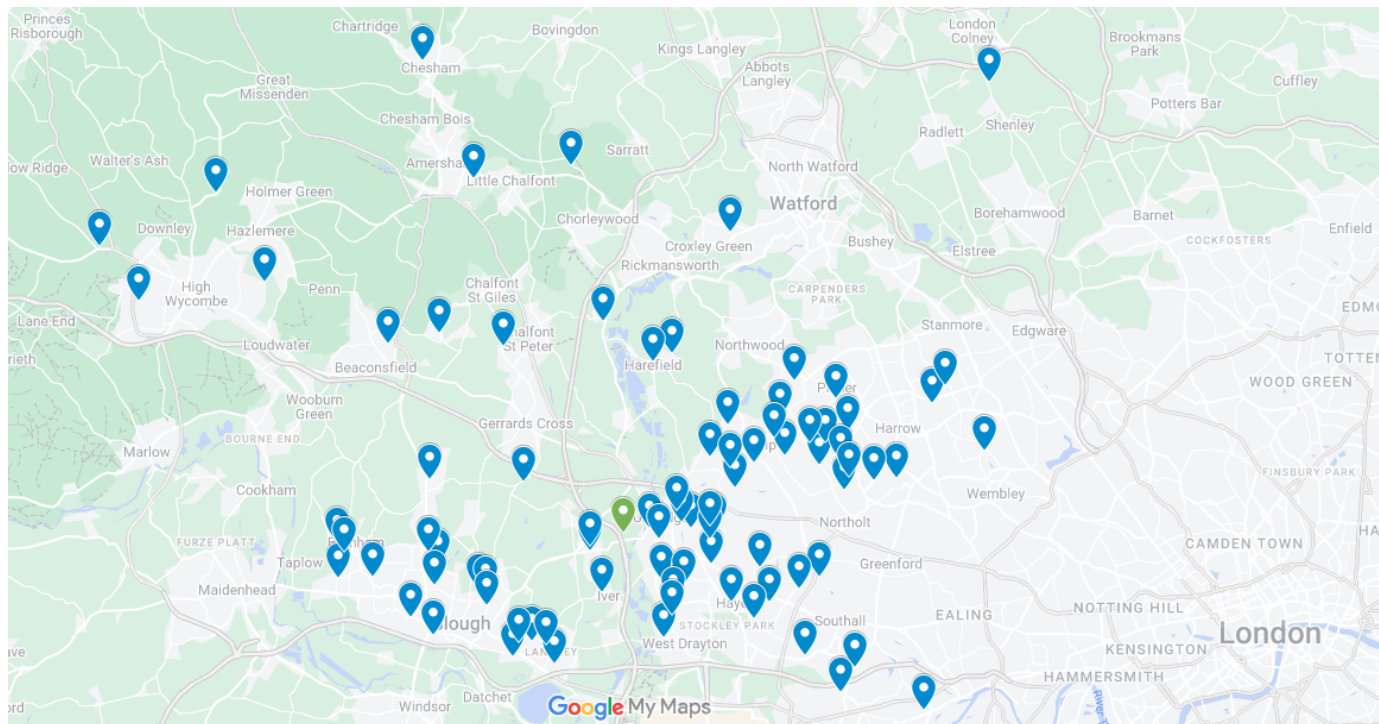


Figure 3: Schools visiting Iver Environment Centre in the past 5 years (IEC shown in green)

The S106 acknowledges that a consequence of the development is air pollution as it includes an air quality contribution. However, that contribution is improving air quality in Iver Village, over 2.5km away with no mention of the vulnerable members of the community regularly using the space directly next to the slip road. Under Section 106 of the Town and Country Planning Act 1990 (as amended), contributions can be sought from developers towards the costs of providing community and social infrastructure, the need for which has arisen as a result of a new development taking place. Forcing Iver Environment Centre to close causes a community and social need for environmental education and being in nature, to arise that has not been acknowledged in the documents even after revision. We need new infrastructure in a safe place, free of the noise and air pollution generated by the MSA, to provide for this resultant need.

Environment Centre

The inaccuracies in the previous submissions have not been corrected. A good example is the lack of acknowledgement that the field where the slip road is proposed to be built is a flood plain. This photograph was taken in September 2024 and we have monitored the surface water every day since then. There has not been a single day without surface water on those fields. This is not occasional and building on a flood plain will have ramifications for the surrounding environment, properties and access lane. The effects of this displaced water has not been addressed in the application.



It is also inaccurate to state that the included alterations to public access will provide improved public access to the countryside when there will be a net loss in public access due to the closure of Iver Environment Centre. This consequence of the development will result in the loss of thousands of individual engagements with countryside annually that until now have been occurring through Iver Environment Centre. This green belt land was transferred into public ownership for the purpose of keeping the land open, this lease for construction of the Motorway Services is stopping the land from fulfilling that purpose, stopping Iver Environment Centre from fulfilling that purpose, and the S106 compensation is not acknowledging the full damage to this area and the wider Colne Valley Regional Park.

The updated documents continue to minimise the impact of the slip road. It is true to state that it is small in comparison to their main site but on its own, the size is comparable to the Uxbridge Moor Substation, which is due at the strategic sites committee meeting on the 13th February 2025 and affects the same parcel 79 of green belt land. Section 2.3.34 of the supplementary planning statement regarding the cumulative impact of development in that section of Green Belt states that “There would be few other publicly accessible locations from which clear views of both schemes would be available.” This disregards the 8000 people each year from a variety of different backgrounds whose open outlook will be lost in both directions when using Iver Environment Centre. The access road to the centre is mentioned and so is the property at Mansfield farm but the impact on the centre itself is not acknowledged. Being confronted by two large developments on a trip to learn about nature does not reflect the open, green environment in which the project was set up in 1990.

In 2.3.5. vi of the supplementary planning statement it states: “The comments of the CSP1 appeal Inspector are a material consideration. In terms of the location of the CVS site he commented that a gap would be retained between the eastern edge of the site and the western extremity of Uxbridge”

Below is an aerial view of the site referred to, showing that there is no gap retained between the development and Uxbridge. It is not a perception of sprawl, there is no gap, just the gardens of the houses on Cherry Lane. This is not sufficient to claim only limited harm to purpose B.



If this inappropriate and unwanted development goes ahead, Buckinghamshire Council needs to request that a unilateral agreement is entered into to preserve the future of Iver Environment Centre and the services that it provides. It cannot remain on its current site due to the noise and air pollution, so Welcome Break needs to confirm in writing that they will relocate Iver Environment Centre. The centre requires the following considerations to enable it to continue its charitable work supporting the community:

- A new site and buildings, at least equal to the current site, away from prohibitive air and noise pollution.
- No break in our ability to safely deliver services.
- Staff costs to cover the additional work caused by the development and associated need to relocate.
- Funds to maintain the GCN habitat in the current site despite us no longer being able to operate from that site.
- Mitigation to improve what remains of the Colne Valley Regional Park (as part of the wider green setting of Iver Environment Centre).

In the Strategic Sites meeting in September 2023 I was assured that the committee were aware of our presence and were not ignoring us. Why then have we not been included in any subsequent planning?

Yours Sincerely

Katy Barton

Manager, Iver Environment Centre