

Land north of Iver Station

Thorney Lane LLP



THE SITE TODAY

- 43.5 hectares in total
- Consent already granted (part-detailed, part-outline) for data centre at western end of site & reconfiguration of access road
- Western part of site allocated in Ivers Neighbourhood Plan for data centre development
- Rest of site allocated in Ivers Neighbourhood Plan for *'a new northern half of Richings Park village'*



SUMMARY OF LATEST PROPOSALS

- Approx. 700 homes
- Northern entrance & exit for Iver Station
- Station car park
- Mixed-use area next to the station
- Primary school
- 120-bed hotel
- Second data centre development
- Public open space to north and east
- Further reconfiguration of access road



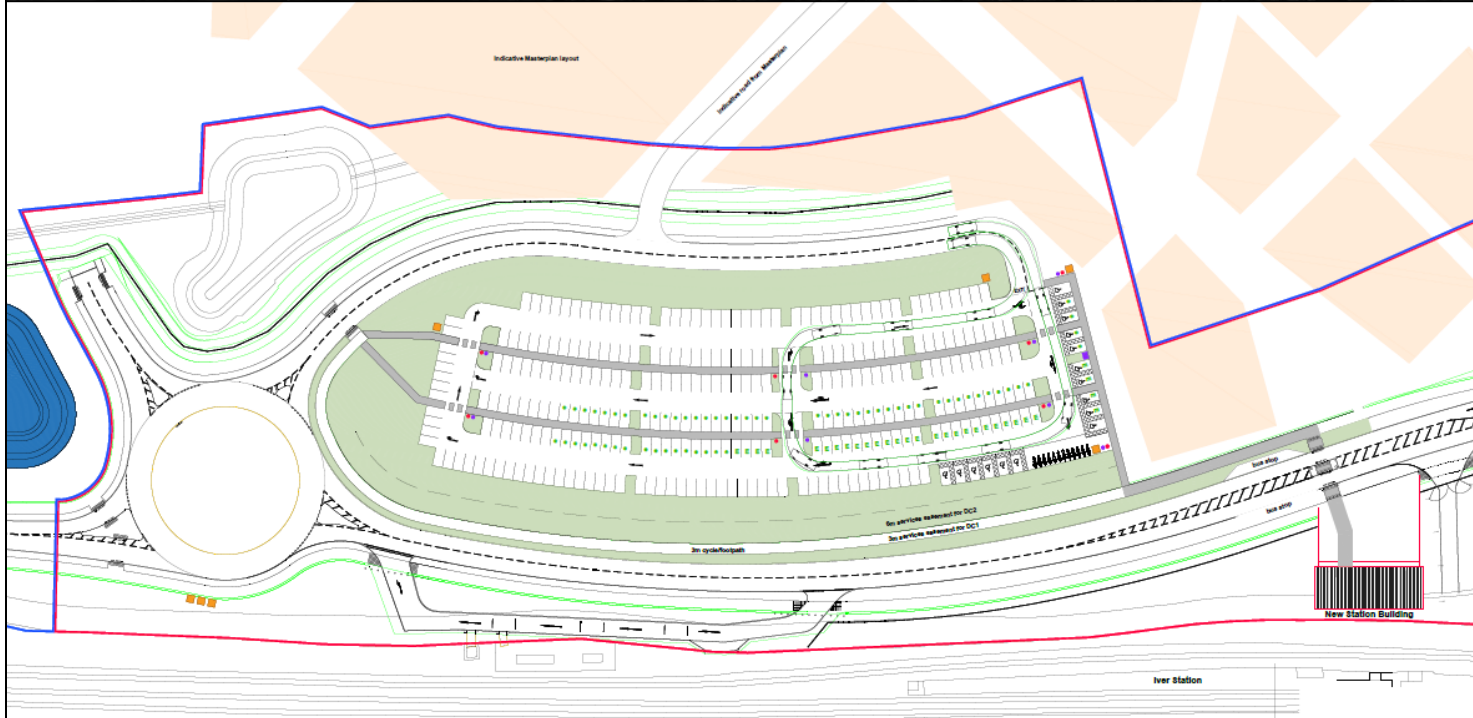
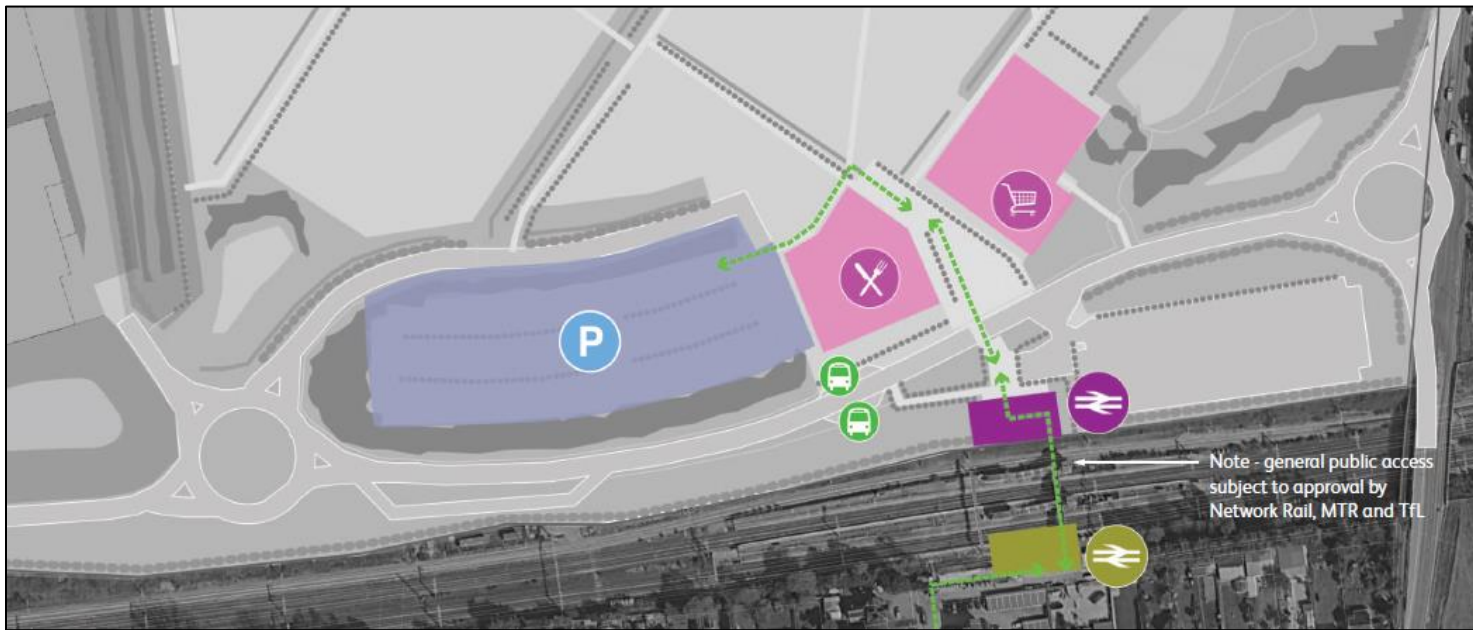
FURTHER RECONFIGURATION OF ACCESS ROAD

- Full planning application
- New roundabout on Thorney Lane, replacing the existing access to Thorney Business Park
- Internal roundabout to serve new neighbourhood, second data centre & station car park
- Includes access to the already-consented first data centre
- Hammerhead at western end would connect to the data centres' emergency access from Hollow Hill Lane



SECOND DATA CENTRE

- Outline application – all matters reserved except access
- 106,616sqm of B8 use class floorspace
- Up to 25m in height
- Illustrative layout (left) suggests three data centre buildings aligned horizontally
- Office facilities at eastern end and backup generator gantries at western end
- Link to emergency access to / from Hollow Hill Lane (provided as part of the first data centre consent)



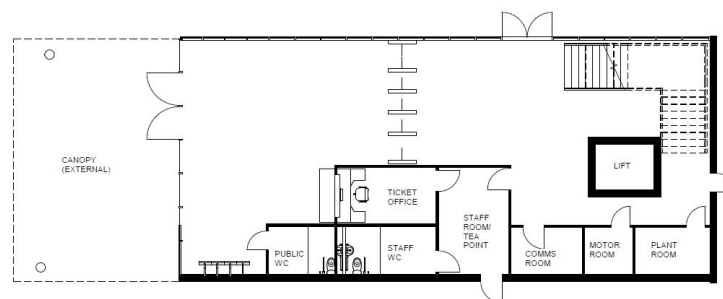
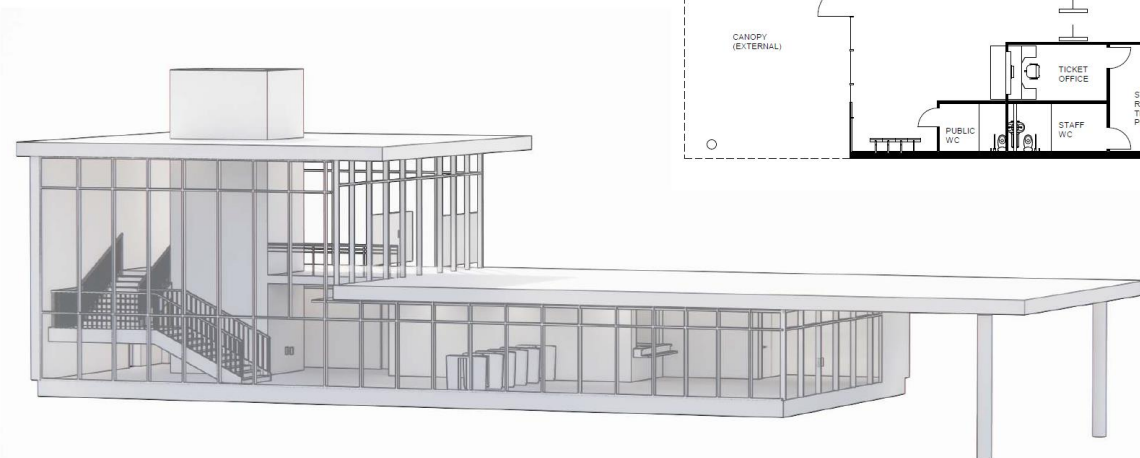
STATION CAR PARK

- Full planning application
- 310 car parking spaces, including:
 - 210 standard spaces
 - 84 active & passive EV charging
 - 8 disabled spaces
 - 8 active & passive disabled EV charging spaces
- 8 motorcycle spaces
- To be built by landowner, subject to consent for data centre



STATION NORTHERN ENTRANCE & EXIT

- Prior approval application (to be submitted by Network Rail)
- New northern entrance / exit building for Iver Station, including ticket office & lift
- Existing station footbridge extended north to meet the new station building
- Cycle parking provided on station forecourt
- To be funded by landowner, subject to consent for data centre





NEW NEIGHBOURHOOD

- Outline application – all matters reserved except access
- Up to 700 homes
- Higher density in mixed-use area next to station – up to 8 / 9 storeys
- 6,000 sqm of mixed-use space (retail, doctors' surgery etc)
- One-form-entry primary school
- 120-bed hotel
- Over 8ha of public open space
- Potential secondary access on Thorney Lane

PLANNING APPLICATIONS TO
BUCKINGHAMSHIRE COUNCIL

- **Access road reconfiguration**
(Full planning application)

- **Data centre**
(Outline planning application, all matters reserved except access)

- **Station car park**
(Full planning application)

- **Station northern entrance & exit**
(Prior approval application, submitted by Network Rail)

- **Residential / mixed-use / primary school / hotel / open space**
(Outline planning application, all matters reserved except access)

INDICATIVE TIMELINE
(SUBJECT TO PLANNING CONSENT)

- **September / October 2024**

Submission of 1) access road, 2) data centre, 3) station car park & 4) station building applications

- **Early 2025**

Submission of residential / mixed-use / primary school / hotel / open space application

- **Early / mid 2025**

Work commences on the access road reconfiguration

- **Mid 2026**

Work commences on the station car park & station building (subject to Network Rail approval)

- **Early 2027**

Work commences on the new neighbourhood (residential, mixed-use, hotel etc)

- **Mid / late 2027**

Work commences on the data centres

Any questions?