

RICHINGS PARK RESIDENTS' ASSOCIATION
MINUTES OF COMMITTEE MEETING: Monday 21st July 2025 7.30PM
Richings Park Sports Club

(KEY: BC: Bucks Council; IPC: Iver Parish Council; RPSC: Richings Park Sports Club; RPRA: Richings Park Residents' Association; IGNS: Iver Good Neighbour Scheme)

PRESENT: Cllr. Graham Young (Chair), Helen Pennie (Vice Chair) Cllr. Wendy Matthews (IPC, BC), Joyce Young (Minutes), Jim Skinner, Amarjit Dhaliwal, Tina Heath, Julia Hill, Will Goddard, Sarah Wong

Dan Angel from TFA representing Bayfield Property LLC. Proposal can be viewed online at www.bayfelddatacentre.co.uk and feedback is invited.

APOLOGIES Nick Jones,

NON-ATTENDEES Maureen Atkinson, Rav Hayer, Kam Patel, Shantanu Tandon, Kam Khatker, Gurmail Dhokal, Ged Weston

Dan explained that he was working with the developers of Thorney Business Park. Bayfield Property LLC are the developers, but an operator is secured ready to develop the site. Two data centres have outline planning permission and one has full planning permission. This is the one that is at present in the process of being built and the site is being cleared of old warehouses and businesses ready for this. This new application is to replace the previously approved application and is for 2 rather than 3 data centres.

Planning permission has already been granted for the station (National Rail) and the road to access the site, but the car park plan is still with the planners. There is also an application for another 3 datacentres in the system. It is likely that there will be one single operator for all three data centres when planning has been approved but there is no certainty that the housing will go ahead when all the data centres have been built. It is even possible that other data centres will be built on the site. The operator will probably eventually take control of the whole site as most operators are large corporations who have no wish for other developers to be involved in the same site. Three operators (Amazon, Google and Microsoft) have 66% of all data centres being built in the UK. It is thought that Amazon are the operator here but that is not confirmed.

There is a perception that power is an issue as is water, although water use will be limited, as this data centre will use direct elective cooling – air pumps. Power may be an issue, as the new National Grid substation may already be at capacity but there are other electricity options available to the operator. There will be generators to provide backup electricity should there be a power outage and it was suggested that perhaps these should be hydrogen rather than diesel.

The size of the data centre is 17,000 sq. metres and the others may be 20,000 sq. metres, possibly up to 20 metres high with plant on top. Discussions on the developers providing a CGI overlay to see how it would look in the landscape.

What light pollution would it give off? What would the noise levels be for a large number of air pumps?

Two year build time.

What mitigations will be available from the operator? Nothing currently proposed. As Iver has a Neighbourhood plan, then a larger proportion of community infrastructure money (CIL) will go to the Parish Council for infrastructure.

Question about another data centre close to a similar size village and how residents approached and managed the development? A centre near Swindon and one near Didcot were mentioned and the committee will look out for others we can contact.

ACTION Julia / Graham

Dan will go away with the questions that were asked and reply to us. There is a consultation in place at the moment but as details are sketchy as to what will be built, these consultations and presentations will continue to run as plans develop.

Dan has already engaged with the traveller site occupants on Mansion Lane. There is a presentation to the IPC in the next week.

Dan was thanked for his input and left the meeting.

MINUTES OF PREVIOUS MEETING

Noted that the Gardening team maintenance is approx.£300 - £500 a year, rather than £1,000 and minutes were then agreed as accurate and were approved.

MATTERS ARISING

All on the agenda.

Speedwatch – no news on this so far, waiting on Paul Griffin to take it forward.

Smartville

Nick, Wendy, Graham and Joyce are all being trained on the CCTV on 22nd July by Kevin Brown.

Repair Café

Last one was on the 14th July in Iver Heath at the Village Hall and was busy. Less adverts circulated as Will has been busy with work. The team are looking into the marketing.

Next ones -2nd August, St Leonards, 6th Sept. St Peters Centre, 4th October St Leonards.

Kingfisher Gardens

Application for funding done by Wendy and has been accepted and the money should be available soon. Still some paperwork to be submitted including a risk assessment, although this will be difficult to do until we have the plan of work to be done. The grant is covering the cost of employing an expert environment person.

Fly counting has continued with Amarjit and Jim with the replacement river monitoring person from Colne Valley and the next one is on the 10th of August.

Joyce has contacted the Rangers to see if they are still actively maintaining it but has had no reply so far. Wendy thinks they have other priorities; Joyce will do a notice on the gate for anyone visiting – to comment on Google maps about their visit as we are trying to ascertain how frequently it is visited. Joyce gets notifications from Google maps when people visit and make comments.

ACTION Joyce

Jim will ask his What's App group about their likelihood of using it.

ACTION Jim

Amarjit will do a briefing paper about it for circulation on the RP Community What's App group to try and get other residents involved.

ACTION Amarjit.

Interpretative boards / Residents Garden/ Station/Kingfisher

These are in hand, and we have an outline of what is going on each board with a common theme and design. When these are in the final draft stage they will be circulated to the Committee for discussion. Aiming for completion by end of August ready for discussion at the September meeting. Niki is doing the designs.

Noted that the residents notice board really needs to be replaced due to Health and Safety concerns and this has been with the IPC for a long time with no action taken so far. Graham has spoken to Jem about it but will speak to him again for urgent action.

ACTION Graham

Discussion on what we could put on the board as a way of acknowledging the role of businesses and individuals who have supported Richings Park, and to put some sort of acknowledgement on the web site.

Web site – Joyce will investigate how to do it – possibly a new page on the site. ACTION Joyce

Residents notice board – ideas from the committee - how we can acknowledge this and how to keep it up to date?

ACTION All

People who helped for the ABBA dance – Amarjit to send Joyce a list of those who helped.

Gardening team

Not much to report as the drought has slowed down grass cutting.

All the new trees need watering although some residents are doing this. The tree planted by Bucks by the resident's garden has died and will hopefully be replaced in the Autumn.

Wendy noted that the IPC is taking on grass cutting next year with approx. 5 to 6 cuts a year, but this may still need to be supplemented, and the gardening team need to decide what they would like the IPC to do and discuss that with them.

Finance report

Nothing to report

Membership report

Total payments so far for 2025 – 26 are to 197, up from 188 at the last meeting. Still to be invoiced is Wellesley Court which is 20 flats.

Events

ABBA summer party was a great success and thanks to all the organisers. Ticket sales were difficult and a lot of work was needed to get to the sales they managed, a small loss was made.

Thanks again to Amarjit, Ged and Shantanu.

Richings Sparkle set for Saturday 27th September, we need to ask Ged to do some fliers for Facebook and local What's App pages. This time we should provide some refreshments via Costcutters. We may need to pay for this.

Planning and enforcement

Nothing to report other than a local house built in the 1990s has had their planning refused as it is supposedly a 'heritage asset'. This will be questioned by the owners.

Graham has written to the Bucks planning department to ask for a meeting with Bucks planners about the heritage assets and what planning is doing about them.

The North Star has been served enforcement on an extension without planning permission.

Parish and Unitary council updates

Bucks Community Board meeting set for 10th Sept will be live and probably be in Gerrards Cross.

Taking on the maintenance of verges and grass cutting by the Parish Council may involve an additional need for funds and approximately £35,000 has been allocated which will come from reserves. After one year this will be evaluated, and the residents will be asked if they want to add extra payments to the council tax to pay for it. If not, it will go back to Bucks to manage. The clerk is making sure that each area of the maintenance is itemised as to how much is spent on each area.

Date of next meeting

Monday 8th September 7.30pm at the Sports Club.

Around the table

Pavements on Syke Cluan, residents are walking in the road, may need maintenance – report on Fix my street. Looked at ways to advertise this and we will get laminated posters about reporting on Fix my street and affix to lampposts. ACTION Graham

Residents garden – Dog fouling sign has been removed as has the Heathrow / Heathrow Rangers sign. Graham to organise reinstatement of both. ACTION Graham

Meeting closed at 9.00 pm