

Update on the proposed redevelopment of Court Lane



Keep reading for an update about the proposals for a new Data Centre at Court Lane and restoration of Iver Court Farmhouse.

We are getting back in touch about Affinius Capital (previously named USAA Real Estate) and Corscale Data Centers' proposals for an industry-leading data centre and restoration of the historic Iver Court Farmhouse (PL/22/4145/OA & PL/22/4398/HB). We wanted to provide an update on the plans and invite you to meet with the team to discuss the plans further. We're particularly keen to understand your thoughts on how Section 106 contributions associated with the development could benefit the local area.

As a reminder, the planning applications (one outline application for the development and one listed building application for the refurbishment of Iver Court Farmhouse) were submitted in late 2022. The plans make more efficient use of previously developed land, which has been allocated for employment use,

and address the increasing demand for data centres, whilst delivering a wide range of benefits for the local community and broader economy.

Significantly, the plans also support the 2011 South Buckinghamshire District Council's Core Strategy, which designated the site as part of an 'Opportunity Area,' supporting the redevelopment of Court Lane to deliver employment opportunities and reduce HGV movements.

Our proposals support both of these aims. A reduction in traffic and HGV movements is expected to reduce HGV trips from 116 to 2 per day, leading to a significant drop in local road congestion, substantially improving traffic-related air emissions and noise. The redevelopment also represents an investment of approximately £670m in the local economy, providing approximately 200 jobs during construction and 90 jobs during operation.

The plans have been informed by our community engagement, combining cutting-edge technology with architecture shaped by the heritage of the area, including the refurbishment of the Farmhouse. We aim to deliver an attractive new data centre inspired by this building, representing an innovative approach to data centre design.

Further information about the proposals can be found on the dedicated consultation [website](#), which contains updated information and images of the submitted proposals.



We'd welcome the opportunity to arrange a site meeting to show you around the site and update you on the proposals. We'd also be grateful for your feedback about local priorities, which we hope to use to shape the Section 106 agreement so that contributions have a direct, positive impact on local people if the development is consented.

If you have any questions or would like to meet the team to discuss the proposals, please do not hesitate to get in touch.

Kind regards,

Court Lane Project Team

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