

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261053
Site Address:	SDC M40 Campus, Land north of M40 and south of A40 Oxford Road, Buckinghamshire
Expiry Date:	20 May 2026
Proposal: Consultation from the Planning Inspectorate on an EIA Scoping application for the SDC M40 Campus.	

CONSULTATION RESPONSES

Remenham Parish Council	No comment
WBC Highways	Highways advised that the following: - Routing of all HGV traffic (construction and operational) via the strategic motorway network (M40, M4, A404(M)), avoiding local routes within Wokingham (A4/A4130), and - Anticipated car traffic impacts in Wokingham are likely to be minimal given the site's distance and direct proximity to the M40.

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☐
No	☐
Unlikely but impact to be fully considered at EIA / application stage.	☒

RECOMMENDATION

Following the appraisal of the application, the Local Planning Authority advise the following:

1. Any Traffic Management Plan and Construction Traffic Management Plans to direct HGVs associated with the Data Centres to travel via the Motorway network in the subregion and utilise the M40, M4 and A404 (M) rather than the A4 or A4130

within Wokingham Borough. This is requested for both the Construction Phase and Operational Phases of the proposed data centres, and

2. It is expected there to be minimal car traffic on the Wokingham road network given the Data Centre Campus is adjacent to the M40, north-west of Beaconsfield Services. The Data Centre Campus is located c.17 miles from the northern boundary of Wokingham Borough and c.28 miles from Wokingham Town Centre.

Date:	5 May 2026
Earliest date for decision:	27 May 2026

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	26.05.26