

PLANNING REF : 262274
PROPERTY ADDRESS : Nine Mile Ride
:
: RG40 3NL
SUBMITTED BY : Ms V Chappell
DATE SUBMITTED : 04/10/2026

COMMENTS:

Location: Thames Valley Park, Wokingham

Objection to Planning Application 262274: Thames Valley Park Data Centre

I am writing to formally object to planning application 262274 on material planning grounds. The proposed development introduces severe environmental, ecological, and residential impacts that directly conflict with local planning policy and national environmental objectives.

1. Water Consumption, Local Shortages, and Infrastructure Impact
Data centres require millions of litres of water annually for evaporative cooling systems.

- Water Stress Region: The Thames Valley area is designated by the Environment Agency as an area of serious water stress. Abstracting large quantities of potable water for industrial cooling exacerbates existing local water security issues and impacts long-term supply resilience for surrounding residential communities.

- Impact on Local Residents: Diverting significant volumes of water to facility cooling increases pressure on public water utility infrastructure, heightening the risk of low pressure, seasonal restrictions, and elevated resource costs for nearby householders.

- Ecosystem Hydrology: Extracting water or altering surface runoff patterns in this area risks lowering local water tables, directly threatening nearby wetland habitats.

2. Environmental Impact and Habitat Degradation

- Loss of Wetland Ecosystem: The application site is an established wetland area and nature reserve rather than a conventional brownfield location. Wetlands are sensitive habitats supporting protected wildlife species.

- Thermal and Acoustic Disturbance: The continuous generation of industrial heat and low-frequency noise from round-the-clock server cooling systems will degrade the local ecosystem, disrupting feeding, breeding, and migratory patterns of resident wildlife.

3. Climate Targets and Fossil Fuel Energy Use

- Conflict with Net-Zero Goals: The reliance on gas as a primary energy source introduces significant carbon emissions, directly undermining Wokingham Borough Council's declared Climate Emergency Action Plan and commitment to becoming a carbon-neutral borough.
- Backup Power Emissions: The deployment of backup diesel generators during maintenance or grid outages introduces localized air pollution (nitrogen oxides and particulates) and severe acoustic disturbance.

4. Residential Amenity and Noise Pollution

- Impact on Nearby Dwellings: Homes located opposite the site across the railway embankment will experience continuous background noise and ambient heat generation. This breaches local policy requirements to safeguard residential amenity against unacceptable levels of noise, vibration, and air quality degradation.

Conclusion

Application 262274 represents an inappropriate industrial development on a sensitive wetland site, posing unmitigated risks to local water supply, biodiversity, carbon reduction targets, and residential amenity.