

PLANNING REF : 262274
PROPERTY ADDRESS : NA Na
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: NA
SUBMITTED BY : Miss Yuan Yang
DATE SUBMITTED : 28/10/2026

COMMENTS:

To summarise, I cannot support this planning application until the above reassurances are met. I seek assurance that the benefit of any development is felt by my constituents and local businesses, who will ultimately host this development. As it stands, the developer has not yet convinced constituents that the above concerns shall be addressed as part of the usual planning process.

Yuan Yang MP

I am writing in my capacity as the MP for Earley and Woodley regarding the proposed data centre in the constituency.

I have had constituents write to me with their concerns and I attended the public meeting on 16 October with Sonning and Earley residents so I could listen to the issues.

I acknowledge that Britain needs enough data centres to keep the economy running, from banking and online shopping to NHS services and national security. We should not rely on other countries to store our most sensitive information.

I also believe we want the jobs and investment that come with new technology and note the prospective jobs associated with this planning application.

Yet, new developments need to work for local people. That means giving communities and people a proper say in what gets built and delivering development in keeping with their views.

Whilst the government is fixing years of underinvestment in Britain's energy system, reforming grid connections will take time.

I acknowledge this is where a lot of my constituents have worries. According to the planning proposals, the data centre will be unable to connect to the grid in the next decade, and with no clear assessment of the feasibility of a grid connection. As a result, the carbon emissions of the data centre would severely impact Wokingham Borough Council's ability to achieve its zero carbon target, if not render them impossible.

As well as carbon emissions, my constituents are concerned regarding biodiversity. Thames Valley Park is known to provide 80-acres of nature with wetland habitats. The developer has promised that they would deliver at least 10% Biodiversity Net Gain. I expect Wokingham Borough Council to place strict conditions on the developer, if the Planning Applications Committee is minded to agree this planning application.

I also wish to note that constituents are concerned about the data centre encroaching on their quality of life through noise levels, as well as affecting wildlife in the neighbouring reserve. No noise pollution assessment has been submitted. Should the application for

access be granted, I would expect the developers to undertake such an assessment, will be sure to liaise with constituents and Wokingham Borough Council regarding the design, which I understand is proposed to be a reserved matter.

Additionally, constituents have shared with me the concern regarding precedent. Whilst I appreciate this is necessarily a substantive planning consideration, the worry is that more data centres will be proposed with electricity supply impacted. These are valid concerns.

Finally, I appreciate the concern that Wokingham Borough Council are developing their next Local Plan with a view of meeting the government's housing targets. Many constituents feel that Thames Valley Park could be repurposed for homes, given it is a brownfield site. I understand the worry that this planning application could result in a lost opportunity for new homes for residents. However,

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Finally, I appreciate the concern that Wokingham Borough Council are developing their next Local Plan with a view of meeting the government's housing targets. Many constituents feel that Thames Valley Park could be repurposed for homes, given it is a brownfield site. I understand the worry that this planning application could result in a lost opportunity for new homes for residents. However, for the site to be repurposed for housing as others have suggested, there would need to be appetite from the housing market and a further planning application lodged for this change of use. I understand that this change of use would not be in keeping with the current Local Plan. I hope that Wokingham Borough Council considers any prospect of a lost opportunity for housing as part of its deliberations.

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