

PLANNING REF : 262274
PROPERTY ADDRESS : 22 Canberra Lake Way
: Charvil
: RG10 9DH
SUBMITTED BY : Ms Sarah Beere
DATE SUBMITTED : 12/10/2026

COMMENTS:

I'm writing to lodge my formal objection to the proposed data centre at Thames Valley Park. As a local resident, I'm extremely concerned by how little detail has been provided, as well as the clear environmental issues highlighted in the applicant's ownpaperwork.

I don't have the technical answers or solutions to these problems, but I feel strongly that they must be fully sorted out and properly investigated before this application goes any further. Decisions like this shouldn't be made on incomplete information.

My Main Concerns

Gas Power and Carbon Footprint:

Because the site only has 1.8MW of grid power available, the applicant plans to run the facility on natural gas fuel cells until around 2037, with an option to keep using gas indefinitely. Their own Environmental Statement admits this will have a "significant adverse effect" on greenhouse gas emissions, and their energy strategy notes that staying on gas locks in a high emissions profile. Burning fossil fuels on-site for years without a guaranteed end date completely flies in the face of national and local net-zero goals, as well as Council policy on climate change (Core Strategy Policy CP1).

Unassessed Heat Impact:

Data centres produce massive amounts of heat. Despite this, there doesn't seem to be a proper, standalone assessment looking at how all this extra heat will affect local temperatures and the immediate surroundings. We shouldn't be approving something that pours out heat 24/7 without knowing the actual impact on our local area.

Noise and Disturbance:

The applicant claims noise will be "not significant," but admits the plant hasn't even been designed yet, so these figures are just targets to aim for, not actual predictions. With 30.5-metre-high equipment on the roof running 24/7 just 113 metres from local homes, and no proper clarity on generator testing or low-frequency hums, this is a major worry for neighbours. It certainly doesn't meet the standards required by Wokingham's noise policy (MDD Policy CC06) or national planning rules.

Harm to Nearby Wildlife:

The site is right next door to the Thames Valley Park Nature Reserve. The Council's own ecologist has already asked for more work to be done on how the noise will affect woodland birds and bats.

Pushing ahead

without these ecological studies properly completed risks damaging a key local nature reserve and harming protected species, which goes against national biodiversity policy and Council Policy CP7.

In Summary

The paperwork submitted so far offers very scant detail and relies far too heavily on ideal scenarios rather than actual, worked-out plans. Even the applicant's own findings admit there will be significant environmental impacts.

It shouldn't be up to local residents to fix these issues. It is the Council's job to make sure harmful, half-baked developments aren't given the green light.

Given the lack of detail and the clear risks around carbon emissions, local heat, noise pollution, and wildlife disruption, I urge Wokingham Borough Council to refuse this application or put it on hold until all missing studies are carried out and put out for proper public consultation.