

By email
25 September 2026

[REDACTED]
Team Manager, Development Management
Wokingham Borough Council
Shute End, Wokingham, Berkshire,
RG40 1BN

Dear [REDACTED]

Thames Valley Park Data Centre Outline Planning Application

We write on behalf of our client FH Trustees¹, in reference to the proposed data centre development at Microsoft Campus, Thames Valley Park, Reading, RG6 1WG (the 'Site').

This is an application submitted under the Town and Country Planning Act 1990 (as amended) ('TCPA') and seeks outline planning permission for the redevelopment of the Site to provide a data centre development and associated infrastructure, with all matters reserved other than access.

Description of Proposed Development

The description of development is:

Outline planning application (all matters reserved except for Access) for demolition of existing buildings and the construction of a data centre (Use Class B8), fuel cells for energy generation, ancillary office space and associated plant, drainage, backup power generation, sub-station, car parking, landscaping, engineering works and formation of and alterations to access roads.

This application seeks outline planning permission for the redevelopment of the Site. All matters are reserved for subsequent approval except for access. The application has been prepared and assessed on the basis of Development Parameters, which establish the framework within which future reserved matters applications must be brought forward. A full description of the Proposed Development is set out above, with further details provided within the accompanying Planning Statement. The application is also supported by an Environmental Statement and a suite of technical documents which demonstrate that a Development Parameter-compliant scheme can be delivered without giving rise to unacceptable environmental effects.

The Proposed Development also incorporates a range of supporting infrastructure, including fuel cells for energy generation, a substation and compound, electrical equipment and back-up

¹ FH Trustees Limited and FH Trustees 2 Limited as Joint Trustees of Mapeley Beta HL Unit Trust

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generators, internal access roads, car and cycle parking, landscaping, drainage and engineering works, a security lodge, and associated utility infrastructure. Access to the Site would be taken from the Thames Valley Park estate road via a primary access and a secondary emergency access, with the Development Parameters establishing the framework for future reserved matters applications.

Pre-application Engagement

In preparing this planning application, pre-application engagement has been undertaken with Wokingham Borough Council (WBC) and other stakeholders. This engagement has informed the evolution of the Proposed Development, including the Development Parameters, access strategy, landscape framework, environmental mitigation measures and wider design approach.

Feedback received throughout the pre-application process has been considered in the preparation of the application and has informed the technical assessments accompanying the submission. The proposed development has evolved through an iterative design process, taking account of planning, environmental, transport, landscape, ecological, drainage and infrastructure considerations.

Further details of the pre-application engagement undertaken with WBC and relevant consultees, and the manner in which feedback has influenced the Proposed Development, are provided within the accompanying Statement of Community Involvement.

Supporting Documentation

The following documents and drawings have been prepared and submitted in support with this outline planning application:

Submitted documents

Reference	Document Name	Prepared By
	Application Form & Ownership certificates	Arup
	CIL Additional Information Form	Arup
259904-12A-AR-RP-PL-XX-0000-R2-02	Design and Access Statement	Twelve Architects
	Planning Statement	Arup
	Statement of Community Involvement	Alpaca Communications
38792-HML-XX-XX-RP-U-880001	Preliminary Ecological Appraisal	Tyrens Hilson Moran
38792-HML-XX-XX-RP-U-80003	Great Crested Newt eDNA Surveys	
38792-HML-XX-XX-RP-U-880002	Biodiversity Net Gain Assessment	Tyrens Hilson Moran
	Landscape and Visual Appraisal	Arup
	Economic Benefits Statement	Arup
	Desk Based Heritage Assessment	Prospect Archaeology

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Reference	Document Name	Prepared By
	Flood Risk Assessment & Drainage Strategy	Arup
CBA11989	Arboricultural Impact Assessment	CBA Trees
38792-HML-XX-XX-RP-U-590001	Utilities Statement	Tyrens Hilson Moran
ON261002-BR-XX-XX-RP-G-701-C01	Phase II Site Investigation Report (Geotechnical & Contamination)	Onyx
	External Lighting Strategy	Lumenata
38532-HML-XX-XX-RP-V-790001	Energy & Sustainability Statement	Tyrens Hilson Moran
38532-HML-XX-XX-RP-V-800001	Energy Strategy Report	Tyrens Hilson Moran
38532-HML-XX-XX-RP-V-960001	BREEAM Pre-Assessment Report	Tyrens Hilson Moran
SK22620_TA02F	Transport Assessment & Travel Plan	SK Transport Planning
38792-HML-XX-XX-RP-U-830001	Environmental Impact Assessment - Air Quality - Noise - Climate Change and Greenhouse Gas (Operational Energy Assessment / Embodied Carbon Assessment) - Water Resources - Waste	Tyrens Hilson Moran

Submitted drawings

Drawing Description	Drawing Reference Number
Location Plan	259904-12A-AR-DR-PL-EX-0000-R2-02
Existing Site Block Plan	259904-12A-AR-DR-PL-EX-0001-R2-02
Existing Building Elevations	259904-12A-AR-DR-PL-EX-0400-R2-02
Demolition Site Plan	259904-12A-AR-DR-PL-DM-0000-R2-02
Parameter Ground Floor Levels	259904-12A-AR-DR-PL-PP-0001-R2-03
Parameter Building Heights Plan	259904-12A-AR-DR-PL-PP-0002-R2-03
Parameter Development Zone	259904-12A-AR-DR-PL-PP-0003-R2-03
Parameter Ground Floor Plan	259904-12A-AR-DR-PL-PP-0100-R2-03

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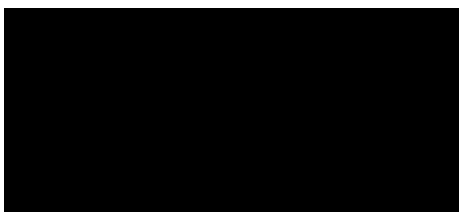
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Drawing Description	Drawing Reference Number
Parameter First Floor Plan	259904-12A-AR-DR-PL-PP-0101-R2-03
Parameter Second Floor Plan	259904-12A-AR-DR-PL-PP-0102-R2-03
Parameter Roof Level Plan	259904-12A-AR-DR-PL-PP-0103-R2-03
Parameter Typical Sections	259904-12A-AR-DR-PL-PP-0300-R2-02
Illustrative Site Proposal Drawings	259904-12A-AR-DR-PL-IP-0000-R2-03
Site Plans (33kV Substation)	259904-12A-AR-DR-PL-IP-0001-R2-03
Site Plans (132kV Substation)	259904-12A-AR-DR-PL-IP-0002-R2-03
Illustrative Ground Floor Plan	259904-12A-AR-DR-PL-IP-0100-R2-03
Illustrative First Floor Plan	259904-12A-AR-DR-PL-IP-0101-R2-03
Illustrative Second Floor Plan	259904-12A-AR-DR-PL-IP-0102-R2-03
Illustrative Roof Plan	259904-12A-AR-DR-PL-IP-0103-R2-03

The application has been submitted via the Planning Portal (reference: PP- 15080086).

We look forward to receiving confirmation of validation from your office. If you have any question or queries, please do not hesitate to let me know.

Yours sincerely



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cc Evie Treanor – BCS Consultancy