



Colnbrook with Poyle Parish Council

Colnbrook With Poyle Parish Council
Parish Office
Colnbrook Village Hall
Vicarage Way
Colnbrook
SL3 0RF

Email: clerk@colnbrookwithpoyle-pc.gov.uk

BY EMAIL ONLY: alex.harrison@slough.gov.uk

20th February 2025

Dear Mr. Harrison,

RE: P/10076/013 – [P/10076/013](#) – Land at Manor Farm and land north of Wraysbury Reservoir, Slough. Demolition of existing buildings and redevelopment to comprise a Data Centre (Use Class B8) and Battery Energy Storage System (BESS) with ancillary substation, offices, associated plant, emergency backup generators and associated fuel storage, landscaping, sustainable drainage systems, car and cycle parking, and new and amended vehicular and emergency access from Poyle Road and other associated works.

Colnbrook with Poyle Parish Council have considered the application above in detail and wish to make the following comments:

The application site would appear to be set back from the road, and with appropriate tree and vegetation planting, would be less visible from the road. The parish council welcomes reduction of vista impact from Poyle Road and endeavours from the applicant to reduce the overall impact of the development with such mitigations, including any such biodiversity net gains which the applicant is willing to implement. However, we would like planting to be increased to reduce any potential noise from the site and to completely mitigate any visual impact on vistas from Poyle Road.

The parish council also notes the applicants wish to implement access through to the Arthur Jacob Nature Reserve from Poyle which will increase connectivity for pedestrians and cyclists in the area which is welcomed alongside additional tree and vegetation planting.

However, with the nature of the application for a data site, we understand that there will be a downward trajectory of water pressure and electricity supply to our residents which is of concern. We would like Slough Borough Council to condition any approvals to this application with a s106 term to ensure that residents are not unduly encumbered with poor water pressure and electricity due to the approval of the application.

We also have concerns about traffic flows from Junction 14 of the M25, and would like appropriate traffic safety measures be conditioned should the application be approved.

In summary, Colnbrook with Poyle Parish Council support the application in principle, subject to our comments above. I would be grateful if you could consider our comments when compiling your case officer's report.

Kind regards,

Julie Flenley
Locum Clerk to Colnbrook with Poyle Parish Council