

Name	
Address	2 Poyle farmhouse, Poyle Road, Colnbrook, SL3 0BL
Role	Neighbour
	E-Mail

001 of 001

Reply Type	Objection	Reply Date	12-Feb-2025	Letter Type	Unsolicited
Precis	Environmental damage -				

Building on adjacent fields will result in losing valuable green belt , although not currently on the plans we feel this is in the long term plan and this is a huge concern to us. Green belt is not only essential for cleaner air it allows drainage in an area with a high water table and assists drainage and prevents flooding. Despite promises of trees and bat boxes we feel the construction work will drive most away. We have an good amount of wildlife here - bats, owls, red kites, badgers, deer, green and great spotted woodpeckers which we've worked hard to keep . In an ever expanding world the green belt is essential, we really do not want to see this developed at any point.

Data centres have been known to produce nitrogen oxide and diesel exhaust fumes whilst in operation. These structures are also a huge fire risk if the cooling systems fail. We have farmland at the rear of the property that becomes arid and any potential risk of fire will directly affect us.

We understand the proposed structure will contain offices. The local infrastructure already cannot cope with extra sewage entering the system. Thames water are visiting the pumping station on the Poyle road several times a week. Whenever a new structure arrives we are without sufficient water supply and unable to flush toilets . I'm sure it's more than reasonable for residents to have concerns. Our utility bills are constantly rising to accommodate this as a direct consequence to these monstrous buildings constantly being built around us.

I understand the historic Manor Farm will be razed to the ground and to be replaced by another ugly imposing structure. I'm interested to know whether a full bat survey has been carried out on the farmhouse to ensure there are no roosts . It is commonplace for bats to build their homes in old structures (we have them in our eaves, merely a stones throw away).

Slough Borough council do not meet their commitments. The whole of Poyle Road is full of Potholes, collapsed curbs , drain covers and faded road markings. The overflow ditch is also not being maintained as agreed and has not been cleared for around 3 years consequently flooding properties. The road is constantly flooded and the footpath is out of use frequently. Pedestrians are forced to walk on the carriageway creating major concerns for safety. This area has been over developed with a highway that is never maintained and is insufficient for the volume of traffic that passes through it .

We are reporting these issues constantly online and have been told there are no funds to maintain this highway leaving us wondering why traffic is being increased when zero funds are spent . The whole area is unsightly and in total disrepair and has been for years. We are constantly being let down by this council hence our reluctance for further development.

#### Noise -

The noise from the generators at these data centres are said to have extremely high decibels meaning we will have little peace. Evidence has shown that the unlucky residents that have had these structures built near their homes have been slowly driven insane by the constant humming of the generators .

#### Structure-

This structure is looking to be vast , not only will this look unprepossessing it will also add to an already ugly landscape in this an already extremely overdeveloped area. The council's lack of understanding that this is also a residential area is concerning to say the least showing little duty of care. Initially buildings on the Poyle trading estate were not to exceed 2 storeys high and we now find ourselves surrounded by monstrosities some which are 5 storeys high .

We are also concerned regarding the lighting methods being used around the unsightly battery storage area in particular. We strongly disagree with any form of floodlights or any other evasive lighting that will affect our hours of darkness.

#### Traffic-

Traffic is now being directed away from the village towards the Poyle Road, an already congested carriageway. Between 07.30 and 9.30 and 16.00 and 18.00 locals are unable to get anywhere from their homes. We regularly endure vehicles idling for hours creating toxic fumes and excessive noise.

As residents we have had to endure building work over the past few years. The building of the warehouse on Horton road created nearly 2 years of disruption. The temporary traffic lights constantly failing and locals becoming hugely frustrated . I understand they plan to change the layout of the carriageway outside Manor Farmhouse creating more havoc on an already busy road . The small off airport parking and other units which are there currently nowhere near generate the amount of traffic that is forecast to be entering this road to access the premises.

#### Notifications-

Written notification has not at any point been received by residents who will be directly affected by this and have been conveniently " left out " of any correspondence . Despite local

businesses receiving literature regularly . Whilst we do understand this is not a "legal" requirement we are also aware that it is important that good relationships between these developers and those directly affected should of been built, this has not happened and should have been paramount in the long term objective .

#### Additional questions-

Has a bat survey been completed on Manor farmhouse by a qualified ecologist and will evidence be supplied of the findings for public viewing .

Are the developers aware there are badgers on the farmland, the setts are in hedgerows connecting the land to the proposed site and several setts scattered under the hedgerows on the green belt .We are also deeply concerned for the welfare of the muntjac deer who currently live an undisturbed life .

Both instances require the ecologist to follow the biodiversity code of practice for planning and developments. We would like to see evidence that any surveys have been completed to safeguard this endangered species and biodiversity duty regulations have been met in the meantime.

Will the proposed building create a full net gain on biodiversity.

Factors to be considered - green roofs , planting of extra trees and sustainable drainage paramount in an area with already sensitive wildlife and their habitat regularly being destroyed. The small shrubs we have seen on the plans are around a foot high and seem a mere token gesture.

Are the new battery storage areas proposed alongside the nature reserve side looking to open up another junction on the roundabout opposite Blackthorn Road . As mentioned above this road is already gridlocked and this question has been raised by several concerned residents. We strongly object to another exit on this busy roundabout and wish to make this very clear before one suddenly "appears" . Over the years we've noticed a few things similar to this slip through the net and in our experience rarely monitored by planning regulations.

Currently there is a boundary between the field adjacent to the proposed nature reserve in the form of hedgerows . We would like to ask how this will be protected from trespassers once a public footpath will be passing along it. We would also like to ask who will be responsible for keeping this footpath clear of rubbish . Every single public footpath in Poyle has a mountains of litter which is never cleared and crawling with vermin. This question was put to the developers at the village hall meeeting and an answer to this was not received .

We would also like to add that no amount of trees, unless 30 meters tall will be able to cover this huge building and make it any more pleasing to the eye.

We look forward to hearing adequate responses to the additional questions at your earliest convenience .

—Media

0001 of 0001—

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