

PLANNING REF : 262274
PROPERTY ADDRESS : 7 Sharonelle Court
: Station Rd, Wokingham
: RG40 2AX
SUBMITTED BY : Mr Paul Wallis
DATE SUBMITTED : 06/10/2026

COMMENTS:

Conflict with Wokingham Borough Council's Climate Objectives

Wokingham Borough Council declared a Climate Emergency in 2019 and has committed to doing as much as possible to achieve carbon neutrality by 2030. Its Climate Emergency Action Plan identifies New Developments as a priority area and sets an objective for residential and non-residential development to be designed and built to carbon-neutral standards.

The Council's climate strategy also identifies reducing energy demand, increasing renewable-energy generation and reducing reliance on fossil-fuel generation as important measures in achieving its climate objectives.

The proposed development raises a clear concern in relation to these commitments. It is an exceptionally energy-intensive development, requiring approximately 72MW of electrical power and potentially up to 110MW, while the existing electricity network is understood to provide only approximately 1.8MW of capacity to the site. As a result, the proposal anticipates substantial on-site electricity generation from natural gas until sufficient grid capacity becomes available.

This means that a development of this scale would initially rely to a significant extent on fossil-fuel generation, despite the Council's stated objective of reducing reliance on fossil fuels and its commitment to achieving carbon neutrality.

The fact that this gas generation is described as an "interim" measure does not remove the issue. If the arrangement is required for several years, it could result in substantial fossil-fuel consumption and carbon emissions during a significant period of the development's operational life. The applicant should therefore demonstrate clearly how the proposed energy strategy is compatible with the Council's climate objectives, including the expected duration and scale of natural-gas generation and the resulting carbon emissions.

Any proposed future transition to lower-carbon electricity, renewable-energy provision or waste-heat recovery should be supported by firm, enforceable commitments rather than relying solely on future intentions.

The Council should therefore require the applicant to demonstrate how a development of this scale, initially dependent upon substantial fossil-fuel generation, is consistent with Wokingham Borough Council's own climate objectives and its commitment to achieving carbon neutrality before planning permission is granted.