

Ms Connie Davis
Development Management
Wokingham Borough Council

By Online Submission Only

30th August 2024

Original Application Number: 21/1081

**Barkham Farms (High Barn Farm and part of Brook Farm and Rooks Nest Farm),
Barkham RG40 4EX**

Full application for EIA development for the proposed installation of a new 52ha solar farm for a temporary period of 25 years including underground grid connection between site and Electricity Distribution Centre, laying of internal access road, the erection of substation building security fencing and associated landscaping with approximately 3.4ha of tree planting for carbon sequestration.

Background

Prospus Group Ltd has been engaged to submit a discharge of conditions relating to planning application 21/1081 to seek the discharge of conditions 4, 22, 23 and partial (completion) discharge of conditions 5 and 10 as instructed by Equans.

The Submission

The attached table 23_027 – TB2 sets out each condition, the related plan, and a brief description. The following documents form the discharge of condition application

DCA2 Covering letter (this letter)

BFSF-RAMB-XX-DR-L-3011 (already submitted as part of DCA1 but included again to aid with consultations)

BFSF-RAMB-XX-SH-L-3203 (already submitted as part of DCA1 but included again to aid with consultations)

Glint and Glare Report 13185A v3

0131 215 1167
info@prospus.co.uk
www.prospus.co.uk

BFSF-WBC-XX-RP-K-0001 v2 Comms Plan

Discussion

Condition 4

It has been confirmed by the WBCs Landscape Architect that if there are no significant changes in level then a plan showing the existing and proposed levels is not required. It is the case that with this development there are no intended changes in level across the site. All pv panels will be fitted to the ground without any modification to the underlying surface level and where new paths or tracks are to be constructed they will follow the existing levels without any significant changes. Therefore there will be no formal submission of plans to discharge this condition but it is expected that this explanation is sufficient to secure a formal discharge of this pre-commencement condition.

Condition 5

Sub section (h) is considered to be a compliance formulation in the condition and does not require a formal submission to discharge it. Its inclusion in this DCA is for completeness and to note that the submission seeking the discharge of parts a - h are submitted with DCA 1 (241901). No further submission is considered necessary to discharge this condition unless requested by the LPA in response to 241901.

Condition 10

Sub section (a) is considered in the same light as Condition 4 as it also requests details of existing and proposed levels. As there are no significant changes in level intended in the development it is not considered that a formal submission of plans is required to discharge this part of the condition. It is hoped that this explanation will be sufficient to allow this part of the pre-commencement condition to be formally discharged in the same way and Condition 4.

Subsection (f) seeks details of the link between the new Greenway and Bridleway 11. This information has already been submitted in the information submitted in 241901 and the subsection (f) should have been included in the discharge of condition description. However it is included here and the information is submitted again to aid internal consultations.

Subsection (g) requires any measures to be approved as a result of the Glint and Glare report recommendations. No additional measures are required as specified in the submitted report for the discharge of Condition 22 and therefore it is considered that this subsection can be discharged as part of this applicaiton.

Condition 22

The Glint and Glare Report is submitted.

Condition 23

The Communication Plan is submitted.

Yours faithfully

0131 215 1167
info@prospus.co.uk
www.prospus.co.uk



Tom Woof BEM MRTPI
Director
tom.woof@prospus.co.uk
07759670265

0131 215 1167
info@prospus.co.uk
www.prospus.co.uk