

Date: 19 December 2024
Application: 243168



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Variation/Removal of Condition Consultation

Application Number: 243168

Applicant: C Cowden

Site Address: Land At Sheepbridge Court Farm, Basingstoke Road, Swallowfield

Parish: Invalid code

Grid Reference: Easting - 472377, Northing - 165716

Type of Development: Major All other developments

Proposal: Application to vary condition 14 of planning consent 142914 for the proposed solar farm comprising the erection of solar arrays of photovoltaic panels, inverter/transformer sheds, fencing, site storage cabin, combined DNO and EPC switchgear housing, internal gravel access road, and associated equipment (EIA Development). Condition 14 refers to the use of the site as a solar farm and the variation is to allow an increased period of solar farm operation.

Case Officer: James Fuller

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 243168. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	243168
Address:	Land At Sheepbridge Court Farm, Basingstoke Road, Swallowfield.		
Proposal:			
Type of Development:	Major All other developments		
Site Visit Made:	Application to vary condition 14 of planning consent 142914 for the proposed solar farm comprising the erection of solar arrays of photovoltaic panels, inverter/transformer sheds, fencing, site storage cabin, combined DNO and EPC switchgear housing, internal gravel access road, and associated equipment (EIA Development). Condition 14 refers to the use of the site as a solar farm and the variation is to allow an increased period of solar farm operation.		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

LLFA received Application to vary condition 14 of planning consent 142914 for the proposed solar farm comprising the erection of solar arrays of photovoltaic panels, inverter/transformer sheds, fencing, site storage cabin, combined DNO and EPC switchgear housing, internal gravel access road, and associated equipment (EIA Development). Condition 14 refers to the use of the site as a solar farm and the variation is to allow an increased period of solar farm operation.

While the variation of **Condition 14** primarily pertains to extending the operational period of the solar farm, it is essential to review the **long-term sustainability** of the site's **surface water management strategy**. Given the potential for changing weather conditions, the extended operational period, and the ongoing maintenance requirements of surface water systems, the applicant must ensure that an adequate drainage strategy is in place to handle runoff effectively throughout the lifespan of the solar farm. This includes regular maintenance of drainage systems, monitoring of runoff, and adaptability to changing environmental conditions.

Furthermore, the applicant should confirm that the site's drainage infrastructure remains fit for purpose over time and provide any necessary updates or revisions to the drainage strategy to mitigate any increased risk of flooding or surface water pollution due to the extended operational period.

Conditions & Reasons (if required)			
Date:	20/12/2024	Signed:	NT