

P24-0702

04 November 2025

Development Management
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam

Submission of Condition 19 (Decentralised Energy Supply) Attached to Outline Planning Permission ref. 243190 at Land South of Bridge Farm, Arborfield, Wokingham

Planning Portal Reference: PP-14459834

Please find the enclosed application for approval of details reserved by condition 19 of outline planning permission reference 243190. The permission is for the erection of up to 11 No commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Condition 19 relates to the details of the predicted energy requirement of the development.

Condition 19 states:

"Prior to the commencement of development, a scheme for generating 10 % of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development."

The following information is enclosed within this submission:

- 0748 - 2025-09-26(FAB) - Observer Park Arborfield Reading - Energy Report (LZC) - Rev P1

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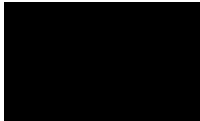
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The application has been submitted through the Planning Portal, and the appropriate fee has been paid by the applicant.

I trust that the submitted information is satisfactory to discharge the condition, and I look forward to receiving acknowledgment of the application. However, should you require further information, please do not hesitate to contact me.

Yours sincerely,



Emily Hubball

Planner

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