

Joanna Carter

From: Una Haran
Sent: 03 April 2025 09:36
To: Joanna Carter
Subject: RE: 241962 Neighbourhood Centre, Hogwood Farm

Hi Joanna,

This sounds fine, thank you. I would not normally make a separate request for fixing details unless there is a particular sensitivity with the roof or façade since the fixing is usually covered in the suppliers specification document (which is usually what is supplied to cover this condition), so we could omit this for conciseness.

Kind Regards,
Úna

Úna Haran (she/her)

Lead Sustainability Planning Officer | BSc (Hons), MArch
Wokingham Borough Council

Email: una.haran@wokingham.gov.uk

Telephone: 07976615186

Please note that my working days are Tuesday – Friday.



Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: 02 April 2025 19:57
To: Una Haran <Una.Haran@wokingham.gov.uk>
Subject: RE: 241962 Neighbourhood Centre, Hogwood Farm

Hello Úna,

Thank you for your input. I have tweaked the conditions as requested. Do these not read as you require?

PV panels

6. Notwithstanding the provisions the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the development hereby approved shall not proceed beyond the slab level until full details of the proposed solar photovoltaic (PV) panels have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a) An accurate predicted generation capacity and resultant energy displacement;
- b) The type, size, number, and technical specifications of the solar panels;
- c) Their precise locations on the building(s), shown on scaled plans and elevations;
- d) Mounting details, including any framework or fixings; and
- e) An assessment of potential glare and visual impact, where relevant.

The development shall be carried out in accordance with the approved details and the solar panels shall be fully installed and operational prior to first occupation of the building. The approved panels shall be retained and maintained in good working order thereafter for the lifetime of the development.

Reason: To ensure development contributes to sustainable development and in the interest of visual amenity. Relevant policy: NPPF Sections 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change) and 15 (Conserving and Enhancing the Natural Environment), WBC Climate Emergency Action Plan, Core Strategy Policies CP1 and CP3; and Managing Development Delivery Local Plan Policy CC05, Sustainable Design and Construction Supplementary Planning Document, WBC Climate Change Interim Policy Position Statement.

Sustainable Design and Construction

7.

- i) The development hereby approved shall not proceed beyond the slab level until appropriate documentation prepared by a qualified assessor for each non-residential units comprised in the development hereby approved has been first submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that that the unit(s) will achieve a minimum BREEAM (or equivalent) rating of 'Very Good'.
- ii) Within three months of the first occupation of each of the non-residential units hereby approved, a Post-Construction Certificate in respect of that unit shall be submitted to and approved in writing by the Local Planning Authority. The Post-Development Certificate shall be prepared by an accredited assessor and shall demonstrate that the building achieved compliance with BREEAM (or equivalent) rating of 'Very Good' as a minimum.

Reason: To ensure developments contribute to sustainable development. Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).

Kind Regards,

Joanna

Joanna Carter LLB LLM MA

Principal Planning Officer

Development Management and Compliance

Place & Growth

Wokingham Borough Council

Email: Joanna.Carter@wokingham.gov.uk

Telephone: 01182378670 **Mobile:** 0771 406 9 407

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



Please note, this email is an opinion of an officer of this council which is of an advisory nature only, and is given without prejudice to any formal decision taken in respect of development under the Town and Country Planning Act.

You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee).