



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Mr Michael Wood
WSP
Aldermay House
10-15 Queen Street
Worple Road
London
EC4N 1TX

NOTIFICATION OF APPROVAL OF EIA PLANNING PERMISSION

Application Number: 211081
Applicant Name: Wokingham Borough Council
Site Address: Barkham Farms (High Barn Farm and part of Brook Farm and Rooks Nest Farm), Barkham RG40 4EX
Proposal: 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

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for carrying out the above development as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions

1) Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2) Approved details

This permission is in respect of the following plans:

Plan number	Rev	Drawing title	Dated
70074897-XX-XX-DP-008-P03	P03	Site Location Plan	24 March 2021
70074897-XX-XX-DP-005-P01	P05	Site Access Visibility Splays	19 August 2021
70074897-XX-XX-DP-006A-P02	P02	Swept Path Analysis – Site Construction South Access	12 July 2021
70074897-XX-XX-DP-006B-P02	P02	Swept Path Analysis – Site Construction North Access	12 July 2021
70074897-XX-XX-RN-001	0	PV Mounting Cross Section	13 January 2021
70074897-XX-XX-RN-002	P06	PV layout	26 July 2021
70074897-XX-XX-RN-003	0	Road And Trench Cross Section	25 January 2021
70074897-XX-XX-RN-004	0	PV Fencing, CCTV, Mast and Gate Scheme	25 January 2021
70074897-XX-XX-RN-005	0	MV Transformer Layout	8 February 2021
70074897-XX-XX-RN-006	0	Substation Building Footprint	25 January 2021
70074897-XX-XX-RN-009	0	Site Cabin Layout and Elevations	6 September 2021
70074897-XX-XX-TP-010	P02	Site Layout Plan	27 July 2021
BFSF-WSP-XX-DR-LA-001	P02	Environmental Masterplan	27 July 2021
BFSF-WSP-12-XX-DR-DI-100171	P03	Proposed Long Section (Sheets 1-5)	24 March 2021
BFSF-WSP-12-XX-DR-DI-100172	P03		24 March 2021
BFSF-WSP-12-XX-DR-DI-100173	P03		24 March 2021
BFSF-WSP-12-XX-DR-DI-100174	P03		24 March 2021
BFSF-WSP-12-XX-DR-DI-100175	P03		24 March 2021
WSP-70074897-DR-001	P03	Drainage Constraints Plan	27 July 2021
WSP-70074897-DR-002	P03	Surface Water Drainage Strategy	27 July 2021

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3) Temporary permission

With the exception of the Greenway and public rights of way improvements, tree and hedgerow planting and associated works, the planning permission hereby permitted is for a maximum period of 25 years of electricity generation, after which electricity generation is to cease. The solar panels and all ancillary infrastructure including fencing, are to be removed from the site and the land is to be restored to a favourable condition at the end of this 25-year period in accordance with the details approved under condition 28 of this permission. The same provisions apply if electricity generation permanently ceases prior to the end of the 25-year period.

Written confirmation of the date of commissioning of the development (defined as the date on which the solar farm is put into active operation for the generation of electricity) shall be submitted to the local planning authority within one month of that date.

Reason: To safeguard the long-term landscape and visual amenity of the countryside and to allow for agricultural use in the future.

Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan Policies CC03 and TB21.

4) Ground and building levels

Prior to the commencement of development (inclusive of below ground works), hereby permitted, a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented prior to the first generation of electricity.

Reason: To ensure a satisfactory form of development relative to surrounding buildings and landscape.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

5) Landscaping details

Prior to the commencement of development (inclusive of below ground works), hereby permitted, full and final details of the hard and soft landscaping scheme shall be submitted to and approved in writing by the local planning authority.

These details shall include the details in the Environmental Masterplan numbered BFSF-WSP-XX-DR-LA-001, Rev P02, amended to include

- a) Dispersed planting in the area to the south east of Church Cottages
- b) Additional hedgerow to the south of Barkham Ride as this boundary is relatively open
- c) Additional hedgerow to the south-east of the Greenway separating the open area through which the Greenway will pass from the PV panels to the south-east
- d) Replacement hedgerow behind visibility splays for new accesses off Barkham Ride

and include the following additional provisions, as appropriate:

- a) Proposed finished levels or contours
- b) Car parking layouts and vehicle and internal road access, including any level changes and surfacing
- c) Hard surfacing materials and minor artefacts and structures
- d) Planting specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, sizes, numbers, and densities
- e) Means of enclosure, including elevations of fencing and gates
- f) Planting plan
- g) Implementation timetable, including earlier planting in and around the heritage assets at Church Cottages

- h) Details as include in the Biodiversity Net Gain Assessment – Update, WSP (ref: 70069260) Appendix 6-7, dated August 2021

All hard and soft landscape works shall be carried out in accordance with the approved details in accordance with a timetable approved in writing by the local planning authority.

Any trees or plants which, within a period of five years after planting, are removed, die, or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity, to secure a biodiversity net gain and for mitigation of the impact on the setting of heritage assets.

Relevant policy: NPPF Sections 15 and 16, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC03, TB21, TB24 and TB26.

6) Landscape management

Prior to the commencement of the development hereby permitted (excluding archaeological investigation and formation of accesses), a landscape management plan, including long term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved for the 25-year lifespan of the development.

Reason: To ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7) Tree protection

Prior to the commencement of the development hereby permitted, an Arboricultural Method Statement and Scheme of Works shall be submitted to and approved in writing by the local planning authority. It shall provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8) Interpretative boards

Prior to the first generation of electricity, details of interpretive heritage information boards to be installed along the Greenway and detailing the significance of Church Cottages and associated heritage assets shall be submitted to and approved in writing by the local planning authority. The details shall include the type of board, location and information contained within the boards. The approved boards shall be fully installed prior to the first generation of electricity and maintained therefore for the life of the Greenway.

Reason: To provide historical information of the heritage assets at Church Lane for users of the Greenway.

Relevant policy: NPPF Section 16 and Managing Development Delivery Local Plan policy TB24 and TB25.

9) Archaeological investigation

Prior to the commencement of the development hereby permitted, including any landscaping, stripping and other ground preparation, a comprehensive programme of archaeological investigation shall be implemented, in accordance with a written scheme of investigation first submitted to and approved by the local planning authority.

The written scheme of investigation should allow for post-investigation assessment and analysis, and provision for publication of results and archiving. The results of the archaeological investigations shall inform the production of a mitigation strategy, to be approved by the local planning authority prior to the commencement of the development. The mitigation strategy will outline appropriate means of mitigating the impact of the development on archaeological assets identified and may include preservation by record through further archaeological investigation, and preservation in situ of significant archaeology, to be achieved via redesign, engineering solutions or relocation of elements of the development.

Any further phases of archaeological investigation or recording will require the approval of an additional written scheme of investigation.

The development shall take place in accordance with the mitigation strategy, to ensure proper treatment of archaeological assets surviving within the site

Reason: The site is within an area of high archaeological potential, as demonstrated by archaeological assessment and the Berkshire Historic Environment Record.

Relevant policy: NPPF Section 16, Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policy TB25.

10) Rights of way details

Prior to the commencement of the development hereby permitted, details of works to existing and proposed rights of ways, including the greenway through the site, shall be submitted to and approved in writing by the local planning authority. These details shall include but not be specifically limited to:

- a) Existing and proposed levels
- b) Widths and alignment (including the Greenway being setback from the hedgerow at the northern end of the site to allow growth without continued maintenance
- c) Directional signage
- d) Surfacing, including of spurs and connecting paths (including the laying of an aggregate path (type 1 granite and dust) for a 15m length of Footpaths 8 and 10A from the Greenway
- e) Construction timetable and details of temporary closures of existing footpaths and alternate access where necessary
- f) Measures to safeguard the implementation of a bridleway link between Bridleway 11 and the approved greenway, including soil and ground cover
- g) Measures in accordance with the findings of the solar glint and glare assessment in Condition 22
- h) Temporary and permanent post and rail fencing

Reason: To ensure satisfactory implementation of the greenway and associated infrastructure for the benefit of local users.

Relevant policy: NPPF Paragraph 100 and Core Strategy Policies CP1, CP3, CP6 and CP11.

11) Crossing across Barkham Ride

Notwithstanding the details shown on the approved plans, prior to the commencement of the development hereby permitted, full details of the pedestrian crossing across Barkham Ride shall be submitted to and approved in writing by the Local Planning Authority.

The crossing point shall be designed to facilitate the safe crossing of pedestrians, cyclists and horse riders and incorporate a signalised crossing (eg a Pegasus crossing), unless otherwise agreed with the local planning authority. The crossing point shall thereafter be provided in accordance with the details approved.

Reason: To ensure the delivery of a safe crossing of Barkham Ride that does not unduly impact upon other important elements of the scheme, such as ecology and landscape views.

Relevant policy: Core Strategy Policies CP1, CP3 and CP6.

12) Construction of access

Prior to the commencement of the development hereby permitted, the accesses shall be constructed in accordance with details (including the use of permeable and bonded material) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience and to avoid spillage of loose material onto the highway.

Relevant policy: Core Strategy policies CP3 and CP6.

13) Construction Traffic Management Plan

Prior to the commencement of the development hereby permitted, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the local planning authority. The CTMP should include the principles contained within the draft CTMP dated March 2021 in addition to full details of the following:

- a) Location of wheel washing facilities
- b) Routing of construction traffic
- c) Details of street sweeping
- d) A detailed green travel plan
- e) Cycle parking
- f) Traffic management
- g) A detailed construction schedule to include construction vehicles and day to day travel of construction workers

The development is to be undertaken in strict accordance with the approved document for the life of the construction period.

Reason: In the interests of highway safety and convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 and CP6.

14) Construction Environmental Management Plan

Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the details contained within the draft CEMP dated March 2021, the additional information contained within an updated and approved Construction Traffic Management Plan as required by Condition 13 and details of the avoidance and mitigation measures for protected species as set out in the Environmental Statement Addendum table 4.2. The development is to be undertaken in strict accordance with the approved document for the life of the construction period.

Reason: In the interests of highway safety and convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 and CP6.

15) Landscape and Ecological Management Plan

Prior to the commencement of the development hereby permitted (excluding archaeological investigation and formation of accesses), a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The content of the LEMP shall accord with the aims and objectives of management with the provision of biodiversity net gain for a minimum period of 30 years, as per the submitted Biodiversity Net Gain Assessment – Update, WSP, ref: 70069260 Appendix 6-7, August 2021. More specifically, it shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) Details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery
- j) Where the results from monitoring show that conservation aims and objectives of the LEMP are not being met), how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: In order to secure a biodiversity net gain.

Relevant policy: NPPF paragraph 174.

16) Ecological Permeability

Prior to the commencement of any above ground works, a detailed scheme to maintain the ecological permeability of the site (especially with regard to badgers, brown hare, and hedgehogs) shall be submitted to and approved in writing by the local planning authority. The mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the Wokingham

Borough Managing Development Delivery (2014).

17) Closed Circuit Television

Prior to the commencement of the development, hereby permitted, details of all closed-circuit television (CCTV) across the site shall be submitted to and approved in writing by the local planning authority. This shall include numbers, location and direction of cameras and the associated poles, including elevations.

Reason: To protect the character of the countryside and rural setting.

Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan Policy TB21.

18) Materials and colours

Prior to the first generation of electricity, details of the materials and colours of the of the external surfaces of the transformer and substation buildings shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory and complements the countryside and rural setting.

Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan Policy TB21.

19) External lighting details

Prior to the commencement of the development hereby permitted, an external lighting strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for protected species, including bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places
- c) Include details of lighting, being sensor activated, building mounted lighting at the substation and transformer buildings

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority, including during the construction phase.

Reason: In the interests of amenity.

Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3, and CP11 and Managing Development Delivery Local Plan policy TB21.

20) Drainage strategy

Prior to the commencement of the development hereby permitted, a detailed Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be supported by evidence of ground conditions and modelling of the scheme to demonstrate it is technically feasible and will protect existing assets at St James Church and retain existing water flows and levels within the moat around Church Cottages, Where applicable, it should demonstrate that it adheres to the NPPF, Non-statutory technical Standards for Sustainable Drainage, Building Regulation H and local policy.

The drainage scheme shall be carried out in accordance with the approved details. Where surface water requires disposal offsite the applicant must provide evidence of consent to discharge/connect through 3rd party land or to their network/system/ watercourse.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding.

Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

21) Underground infrastructure

Prior to the commencement of the development hereby permitted, a report demonstrating there will be no adverse impact upon the safety of existing pipelines and other infrastructure shall be submitted to and approved in writing by the local planning authority. Any identified safety recommendations shall be fully implemented in accordance with the approved details during the construction phase.

Reason: In the interest of safety and uninterrupted connections to workers and local residents.

22) Glare mitigation for footpath users

Prior to the commencement of the development hereby permitted, the solar glint and glare assessment (ref: 70074897-021, Rev 3) prepared by WSP and dated 24 March 2021 is to be updated to take account of likely impacts upon footpath users of existing public rights of way and the approved Greenway and submitted to and approved in writing by the local planning authority. Where issues are identified, mitigation is to be agreed with the local planning authority and implemented in accordance with the approved details prior to the first generation of electricity.

Reason: To protect footpath users against unnecessary glint and glare

Relevant policy: Core Strategy policies CP1 and CP3.

23) Communication Plan

Prior to the commencement of the development hereby permitted, a Communications Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall specify methods for communicating with local residents, including the creation of a liaison group to meet in accordance with an agreed schedule and a name and telephone number for residents to contact should any issues arise during the construction period. The scheme shall be implemented as approved until the final completion of the development.

Reason: To minimise disturbance to neighbours during construction works.

24) Noise control

Prior to the first generation of electricity, a scheme specifying the provisions to be made for the control of noise (and low-level humming) emanating from substation on Barkham Ride shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented prior to the first generation of electricity and maintained for the life of the development.

Reason: To protect the occupiers of nearby premises from unreasonable noise levels.

Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

25) Internal access roads

With the exception of the bonded surfacing at the main entrance as required in Condition 12, the internal access and turning area for the substation compound hereby permitted shall be constructed from porous gravel thereafter be so maintained. Access routes around the site are to remain permeable.

Reason: To prevent increased flood risk from surface water run-off and to protect the character of the countryside setting.

Relevant policy: NPPF Sections 14 and 15, Core Strategy Policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policies CC09, CC10, CC)3 and TB21.

26) Hours of work and deliveries

No work relating to the development hereby approved, including preparation prior to building operations, shall take place other than between 8am-6pm Monday to Friday and 8am-1pm Saturdays and at no time on Sundays or Bank or National Holidays

No deliveries shall be taken in or dispatched from the site outside these working hours. In addition, no deliveries involving HGVs are to occur outside the hours of 9am-3pm unless otherwise stated in the agreed Construction Traffic Management Plan (CTMP) in Condition 13 or in the agreed Construction Environmental Management Plan (CEMP) in Condition 14 or otherwise agreed with the local planning authority .

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

27) Removal of temporary access

The temporary construction accesses to the site shall be stopped up and abandoned, and the footway and/or verge crossings, where relevant, shall be reinstated within one month of the completion of the new access in accordance with details to be submitted to and approved in writing by the local planning authority prior to its removal.

Reason: In the interests of highway safety and convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 and CP6.

28) Restoration and remediation

No later than 12 months from the first generation of electricity, the following shall be submitted to and approved in writing by the local planning authority:

- a) A scheme detailing the removal of all surface elements of the photovoltaic solar farm and any foundations or anchor systems to a depth of 300 mm below ground level
- b) A scheme detailing the restoration and aftercare of the land
- c) A timetable for completion of the removal and restoration works
- d) Details for the end destination of materials and equipment removed from the site
- e) Details ensuring that the Biodiversity Net Gain is maintained for a minimum period of 30 years from the date of commencement of the development

The schemes shall be implemented within 12 months of the date of the last electricity generation and shall be completed in accordance with the approved timetable.

Reason: To safeguard the long-term landscape and visual amenity of the countryside and to allow for agricultural use in the future.

Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan Policies CC03 and TB21.

29) Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of

similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Informatives

1) Section 106 agreement

This permission should be read in conjunction with the legal agreement under section 106/111 of the Town and Country Planning Act dated 20 January 2022, the obligations in which relate to this development.

2) Water pipes to Church Cottages

It is advised that domestic water pipes serving 1 and 2 Church Cottages lie in the paddock to the south of the site but there are no details confirming their exact location. In order to protect assets, further discussions are recommended with the owners of 1 and 2 Church Cottages to ensure the continued provision of water supplies through the course of the construction works. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777.

3) Pre commencement conditions

Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

4) Changes to the approved plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

5) Construction of access

The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

6) Discussion

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received.

This planning application has been the subject of positive and proactive discussions with the applicant in terms of a full pre-application, extending the determination period of the application, amended plans being submitted and discussions around planning issues. The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

7) Discussion with farm owner

The applicant is advised to work with the farm owner at High Barn Farm regarding the possibility of dual use of the land for grazing amongst the solar panels.

Signed



Marcia Head
Service Manager – Place & Growth
Date: 21 January 2022

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation

This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order

This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Appeals to the Secretary of State

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within **6 months from the decision date**. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service: <https://www.gov.uk/government/organisations/planning-inspectorate> which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>. Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions

This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal at: http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf.

Access to privately owned land The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Building Regulations

Building regulations approval may be required for the proposed development; please see the Council's website regarding this <http://www.wokingham.gov.uk/building-control/>.

Fire Regulations

In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and, ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.