

P24-0702

7 January 2026

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

Dear Sir/Madam

**Submission of Condition 21 (Landscape and Ecological Management Plan) Attached to Outline Planning Permission 243190 at Land South of Bridge Farm, Arborfield, Wokingham**

**Planning Portal Reference: PP-14569248**

Please find the enclosed application for approval of details reserved by condition 21 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 21 states:

*"A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to commencement of above ground works of the development. The content of the LEMP shall include the following:*

- a. Description and evaluation of features to be managed.*
- b. Ecological trends and constraints on site that might influence management. Aims and objectives of management – to include delivery and maintenance of biodiversity net gain on-site, buffering of the adjacent ancient woodland, and delivery and maintenance of species enhancements on site.*
- c. Appropriate management options for achieving aims and objectives.*
- d. Prescriptions for management actions.*
- e. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- f. Details of the body or organization responsible for implementation of the plan.*
- g. Ongoing monitoring and remedial measures. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be*

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*secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (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."*

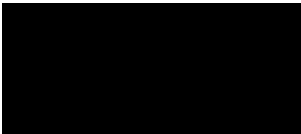
The following information is enclosed within this submission:

- 201-E-RP-PL-1902LMP-V1 - LEMP Arborfield

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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