

Date: 28 August 2025
Application: 251984



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology Newts,

Approval of Reserved Matters Consultation

Application Number: 251984

Applicant: The Owner and/or Occupier

Site Address: Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT

Parish: Arborfield and Newland

Grid Reference: Easting - 474995, Northing - 167296

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 223083 (as varied by 243190) 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. Details of appearance and landscaping to be considered.

Case Officer: Kieran Neumann

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 251984. 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 requested from the case officer.

Your observations are required in respect of this application by **25 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NatureSpace District Licensing Officer		
Service	WBC Ecology Newts	App No:	251984
Address:	Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT.		
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Type of Development:	Major Heavy industry/storage/warehouse		
Site Visit Made:	No		

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

Great crested newts were assessed as likely absent from the application site at the outline application (223083) stage (Ecological Impact Assessment, ACD Environmental, dated 21 March 2023). While the site was found to contain suitable habitats, main roads and the industrial site to the north were considered to present significant barriers preventing great crested newt dispersal into the site from any potential breeding ponds identified.

The above features identified as barriers to dispersal remain present, such that great crested newts would still be considered likely absent from the application site today based on the above assessment.

The applicant has supplied an Ecological Mitigation and Enhancement Strategy (BLADE Ecology Ltd, dated 26 June 2025) which details general construction principles and specific measures for reptiles and amphibians, including regarding storage of materials, excavations, vegetation clearance, and what to do in the unlikely event a great crested newt is found. I am satisfied that accordance with this

document will avoid any likely potential negative impacts on great crested newts and/or their habitat. I recommend the Ecology Team are consulted, if they are satisfied with the document it can be secured via compliance condition.

Conditions & Reasons (if required)			
Date:	08/09/2025	Signed:	NatureSpace