



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Miss Emily Hubball
Pegasus Group
The Courtyard
4 Church Street
Lockington
DE74 2SL

NOTIFICATION OF APPROVAL OF RESERVED MATTERS

Application Number: 251984

Applicant Name: The Owner and/or Occupier

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

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.

Date of Decision: 18 March 2026

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby approves the reserved matters as stated in the application and the accompanying plans submitted to the Council subject to the compliance with the following conditions, the reasons for which are specified hereunder

Conditions and Reasons

1. Outline Application Compliance

Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permissions 223083 (dated 2 February 2024) and 243190 (dated 5 August 2025); which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

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.

2. Approved details

This permission is in respect of the submitted application plans and drawings titled/numbered:

- 3389-P405 Rev.A – Site Location Plan (received 19/08/2025)
- HBa-0748-E-900 Revision PL1 – Proposed External Lighting (received 19/08/2025)
- 3389-P1-3 100 Rev.B – Unit 1-3 Floor Plans (received 19/08/2025)
- 3389-P1-3 110 Rev.B – Unit 1-3 Roof Plan (received 19/08/2025)
- 3389-P1-3 300 Rev.A – Unit 1-3 Sections (received 19/08/2025)
- 3389-P4-5 100 Rev.B – Unit 4-5 Floor Plans (received 19/08/2025)
- 3389-P4-5 110 Rev.B – Unit 4-5 Roof Plan (received 19/08/2025)
- 3389-P6 100 Rev.B – Unit 6 Floor Plans (received 19/08/2025)
- 3389-P6 110 Rev.B – Unit 6 Roof Plan (received 19/08/2025)
- 3389-P7 100 Rev.B – Unit 7 Floor Plans (received 19/08/2025)
- 3389-P7 102 Rev.B – Unit 7 Roof Plan (received 19/08/2025)
- Framework Travel Plan [ADC Infrastructure, July 2025] (received 22/08/2025)
- Flood Risk Assessment [PRP Environmental, December 2025, Ref: 64120 -01 C] (received 11/12/2025)
- Foul and Storm Water Drainage Strategy [PRP Environmental, December 2025, ref: 64120-02 C] (received 11/12/2025)
- 3389-P1-3 200 Rev.D – Unit 1-3 Elevations (received 11/12/2025)
- 3389-P4-5 200 Rev.D – Unit 4-5 Elevations (received 11/12/2025)
- 3389-P6 200 Rev.D – Unit 6 Elevations (received 11/12/2025)
- 3389-P6 200 Rev.D – Unit 7 Elevations (received 11/12/2025)
- Arboricultural Method Statement V4 [Blade, December 2025, ref: 392_T] (received 15/12/2025)
- Ecological Permeability and Species Enhancements [Blade, December 2025, ref: 201-E-RP-PL-1902EPSE (received 12/01/2026)
- 1628-L-D-PL-201-V4 – Detailed Landscape Proposals Sheet 1 (received 04/02/2026)
- 1628-L-D-PL-201-V4 – Detailed Landscape Proposals Sheet 2 (received 04/02/2026)
- 3389-P403 Rev.O – Masterplan (received 04/03/2026)
- 3389-P406 Rev.D – External Furniture Plan (received 04/03/2026)
- 3389-P407 Rev.G – Boundary Treatment Plan (received 04/03/2026)

The development shall be carried out in accordance with the approved details.

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. Drainage Strategy

Notwithstanding the details submitted, prior to the commencement of development, a detailed surface water drainage strategy shall be submitted to and approved in writing by Local Planning Authority. The strategy shall:

- a) Identify existing and proposed discharge points, including connection to the drainage ditch to the northwest or other approved watercourse/sewer;
- b) Include runoff modelling (e.g., causeway flow, 1 in 100-year

storm plus climate change) demonstrating that post-development surface water flows will not increase flood risk on or off site;

c) Provide details of attenuation measures (e.g., swales, ponds, storage tanks) compatible with the high soil saturation, ponding, and River Terrace Deposits identified;

d) Provide details of how the landscaping will integrate with the surface water drainage features.

e) Provide details of groundwater and excavation management.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

4. Photovoltaic Panel Details

Prior to development commencing above slab level, details of the solar photovoltaic panels to be placed on the buildings' roofs shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- Specifications for the type of panels proposed to be used.
- Sectional drawings indicating the panels' protrusion from the roof forms.
- Elevational and Roof Plans indicating the location of the panels.

The development shall be carried out in strict accordance with the approved details, with the panels installed prior to the occupation of the development. Thereafter, the panels shall be permanently maintained in the approved form for the lifetime of the approved development.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDDL policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

5. Vehicle Parking and Turning as approved

The development shall not be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. Gate set-back

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 20m metres from the highway boundary and so as to open away from the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

7. Biodiversity Net Gain Compliance

The development hereby permitted shall be carried out in strict accordance with the Biodiversity Net Gain measures outlined in the Biodiversity Net Gain Report (Blade, December 2025, Version 3, ref: 201-E-RP-PL-1902BNR) and the associated Biodiversity Metric 3.1 (received 11/12/2025) unless otherwise agreed to in writing by the Local Planning Authority. The measures shall be fully implemented, maintained and reviewed as so approved.

Reason: In the interests of biodiversity net gain. Relevant policies: Core Strategy policies CP1, CP3 & CP7, Managing Development Delivery Local Plan policies CC03 & TL23 and the National Planning Policy Framework.

8. Arboricultural Information Compliance

a) The development hereby permitted shall be carried out in complete accordance with the Arboricultural Method Statement [Blade, December 2025 – Ref: 392_T] (hereafter referred to as the Approved Scheme)

b) 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.

c) 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.

d) 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.

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 2 February 2024 associated with consents 223083 and 243190, the obligations in which relate to this development.

3. 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. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

5. 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:

- amended plans/documentation being submitted by the applicant to overcome concerns relating to landscape provision, appearance of the buildings and drainage/flood mitigation;

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.

Signed

A handwritten signature in black ink, appearing to be 'JT', is placed over a light green rectangular background.

Justin Turvey

Head of Development Management - Place & Growth

Date: 18 March 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

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.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

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 the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

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 with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. 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 through the [Inspectorate's website](#). 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.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

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](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

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.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://Home-LinesearchbeforeUdig.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk. If necessary, contact National Gas Transmission for high pressure gas pipelines on box.assetprotection@nationalgas.com or 0800 970 7000.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

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 the following:

- 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.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity](#)

[Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).