

P24-0702

04 November 2025

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

Dear Sir/Madam

**Submission of Condition 10 (Highway Construction Details) Attached to Outline Planning Permission ref. 243190 at Land South of Bridge Farm, Arborfield, Wokingham**

**Planning Portal Reference: PP-14459944**

Please find the enclosed application for approval of details reserved by condition 10 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 10 relates to the highway construction details.

Condition 10 states:

*"Prior to the commencement of development, full details of the construction of roads, cycleways, footways, and cycle link to Observer Way, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. Each building shall not be occupied until the vehicle access to serve that building has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of first occupation, unless otherwise agreed in writing by the local planning authority."*

The following information is enclosed within this submission:

- 64120 – 115 – P5 – Access Road Works Layout and Details

4 The Courtyard, Church Street, Lockington, Derbyshire, DE74 2SL  
T 01509 670806 E [EastMidlands@pegasusgroup.co.uk](mailto:EastMidlands@pegasusgroup.co.uk)  
Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.  
Registered Office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ

**Expertly Done.**

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



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**

[emily.hubball@pegasusgroup.co.uk](mailto:emily.hubball@pegasusgroup.co.uk)