

creating a better place



Wokingham Borough Council
Development Control
PO Box 157
Wokingham
Berkshire
RG40 1WR

Our ref: WA/2025/131945/01-L01
Your ref: 243190
Date: 24 January 2025

Dear Sir/Madam,

Application To Vary Condition 2 Of Outline Planning Consent 223083 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. Matters Of Access, Siting And Scale To Be Considered Only. Condition 2 Refers To The Approved Details And The Variation Is To Change The Site Layout.

Land South Of Bridge Farm Reading Road Arborfield Wokingham RG2 9HT

Thank you for consulting us on the above application on 06/01/2025. We have reviewed the application in line with our planning remit.

Environment Agency position

We have **no comments** to make in respect to the proposed variation of condition 2.

Closing comments

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us. Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

Yours faithfully,

Mr Nathan Davis
Planning Advisor

Direct e-mail: Planning_THM@environment-agency.gov.uk
Direct dial: 02030251755

NaFRA2 is coming! In Spring 2025, the Flood Map for Planning will be updated with new flood zone data. More information is available here: [Updates to national flood and coastal erosion risk information - GOV.UK](#). **Please read this guidance at your earliest opportunity to prepare for the NaFRA2 changes!**