

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251984
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.		
Type of Development:	Major Heavy industry/storage/warehouse		
Site Visit Made:	Yes/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

This RM application is based on the changes to the layout as approved under application 243190. A number of changes have been made to this application following initial comments from WBC and these are discussed in a covering letter from Pegasus Group dated 4th February 2026.

Layout

A revised Masterplan drawing (3389/P403 O) has been provided showing the layout of the commercial units, associated parking and landscaping. Changes have now been made to address previous comments dated 13th January 2026.

Materials

No changes have been made to the roof colour as requested, however the applicant has given a reason why the colour cannot be amended. I therefore have no further comment to make on this.

Drainage

The cover letter indicates that the drainage engineer has reviewed the location of the underground geocellular storage area to the west of Unit 1 and states that this is the most appropriate location of these crates. I note this and have no further comment to make on this issue.

Landscape

Revised Detailed Landscape Proposals (Sheets 1 & 2 V4) have been provided to address my earlier comments the majority and are now acceptable.

A full landscape specification will need to be provided in order to comply with the landscape condition and can be submitted separately through a conditions application. As this is a rural location the plants will need to be protected from rabbits and possibly deer by guards and or fencing or a combination of both. Details of this will need to be included in the specification.

Arboriculture

A revised Arboricultural Method Statement (V4) by BLADE Trees Ltd and dated December 2025 has been provided. This is now acceptable as contains details of the proposed planting within the Ancient Woodland Buffer Zone as requested.

Conditions & Reasons (if required)

No additional conditions are required. Landscape and arboricultural conditions are already provided through the variation of outline approval 243190.

Date:	5 th March 2026	Signed:	C. Brimble
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