

APPROVAL OF RESERVED MATTERS **DRAFT DECISION NOTICE**



Expiry Date: 20 March 2026

Application Number: 251984

Location: 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.

Recommendation: Approve

Conditions and/or 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. 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.

2. 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.

3. 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.

4. 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.



Recommendation and conditions/reasons agreed:

Date: 17 March 2026

REMEMBER - The earliest date for a decision on this application is: **8 January 2026**