

13th February 2026
Our Ref: 24/0010/CL



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Dear Sir/Madam

Wyvols Court Farm, Swallowfield, RG7 1WY
Planning Portal Ref: PP-14680796

On behalf of our client, Wyvols Court Farm Ltd, I am pleased to submit, via the Planning Portal, a detailed (full) planning application at Wyvols Court Farm, Swallowfield ('the Site').

The proposed description of development is as follows:

Planning Permission for the erection of 3no. 697sqm commercial units, comprising use classes B2 (General Industrial) and B8 (Storage and Distribution), associated landscaping and drainage infrastructure.

The submission of this planning application follows formal pre-application engagement with Wokingham Borough Council (Ref: 251002) and a process of community engagement undertaken by the Applicant 2025. Details of this engagement are set out in the *Statement of Engagement* which forms part of this application documentation.

Wyvols Court Farm (WCF) is a diversified farm business with three main activities, these being commercial real estate operations, alongside agricultural and forestry related activities. In terms of existing commercial uses, WCF currently provides approximately 30,000sqft (2,788sqm) of employment space, comprising industrial and storage and distribution uses supporting 120 jobs.

WCF is an established employment location and through the proposals subject to this application, the intention is to provide for additional floorspace to facilitate the expansion of commercial operations at WCF. In doing so, WCF is responding to the current identified demand from existing tenants and wider strategic shortfalls in employment provision, supporting the continued growth at WCF as a suitable and accessible location for economic development.

This application is supported by a suite of technical reports and documents, as set out in the table below:

Document	Reference	Author
Planning Statement	24/0010/PS	Blue Fox Planning
Covering Letter	24/0010/CL	Blue Fox Planning
Statement of Engagement	24/0010/SE	Blue Fox Planning
CIL Form 1	N/A	Blue Fox Planning
Design and Access Statement	2506 v1.3	O3arch
Location Plan	2506_200C	O3arch
Existing Site Plan	2506_210B	O3arch
Existing Site Plan (Larger scale)	2506_211A	O3arch
Site Masterplan	2506_220D	O3arch
Proposed Site Plan	2506_230E	O3arch
GA Plans – Unit 8	2506_301B	O3arch
GA Plans – Unit 9	2506_302B	O3arch
GA Plans – Unit 10	2506_303B	O3arch
GA Elevations – Unit 8	2506_401B	O3arch
GA Elevations – Unit 9	2506_402B	O3arch
GA Elevations – Unit 10	2506_403B	O3arch
Statutory Biodiversity Metric	CSA/7728/A	CSA Environmental
Preliminary Ecological Appraisal	CSA/7728/02	CSA Environmental
Heritage Setting Assessment	CSA/7728/03	CSA Environmental
BNG Assessment: Design Stage	CSA/7728/04	CSA Environmental
Landscape and Visual Impact Assessment	CSA/7728/05	CSA Environmental
Landscape Plan	CSA/7728/112	CSA Environmental
Arboricultural Impact Assessment	7081	Barton Hyett Associates
Noise Impact Assessment	CRM.5011.001.NO.R.002	Enzygo
Economic Assessment (including Employment & Skills Plan)		Lichfields
Flood Risk Assessment and Foul & Surface Water Drainage Strategy	FRA251195	LK Consult
Ground Investigations Phase 2 Report	LKC25107	LK Consult
Transport Statement	HD215-R001-Rev A	Abley Letchford
Energy Statement		Briary Energy
Topographical Survey Sheet 1	25:5703 Sheet 1 Rev A	K.A.Rylance Limited
Topographical Survey Sheet 2	25:5703 Sheet 2 Rev A	K.A.Rylance Limited
Topographical Survey Sheet 3	25:5703 Sheet 3 Rev A	K.A.Rylance Limited
Topographical Survey Sheet 4	25:5703 Sheet 4 Rev A	K.A.Rylance Limited

We trust that the above is in order and that you are able to process the validation and registration of this application.

Please do not hesitate to contact me if you have any queries.

Yours sincerely,



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Director

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