P24-0702

6th November 2026

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

Dear Sir/Madam

Submission of Condition 35 (Foul Water Drainage) Attached to Outline Planning Permission ref. 243190 at Land South of Bridge Farm, Arborfield, Wokingham

Planning Portal Reference: PP-15353955

Please find the enclosed application for approval of details reserved by condition 35 of outline planning permission reference 223083 (as varied by 243190). The permission is for the erection of up to 11No 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 35 relates to foul water drainage.

Condition 35 states:

"No development shall commence on site until:-
1.Confirmation has been provided that all foul water network upgrades required to accommodate the additional flows from the development have been completed; or-
2.A development and infrastructure phasing plan has been agreed with the Local Authority to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan."

The following information is enclosed within this submission:

- L - 64120-06-A-2026.11.04 - Observer Way Arborfield - Outline Planning Condition 35 Response

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,



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Planner
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