

Big Fella Brewing Ltd

BFB-LS-01 - External Landscaping and Site Treatment Details

Lockey Farm, Sindlesham Road, Arborfield, RG2 9JH

Planning Portal Ref: PP-15262404 Revision: A Date: October 2026

1. Purpose

This document provides proportionate landscaping and external site treatment details for the proposed change of use of the existing building to a commercial brewery (Class B2) and taproom (Sui Generis), together with the use of the associated external area for customer seating, a pergola and associated external lighting.

2. Existing external area

- The customer external area is already enclosed by existing fencing and an existing gate.
- Existing boundary treatment comprises approximately 2.0 m high fencing adjacent to the gate and approximately 1.2 m high fencing around the remaining external boundary, as shown on BFB-PL-01 and BFB-PL-02.
- The existing gradual ramp and existing hardstanding immediately adjoining the building are retained.
- No change is proposed to the existing shared vehicular access or existing shared parking serving Lockey Farm.

3. Proposed hard landscaping and external features

- The external customer area will be laid out as an outdoor seating area within the existing fenced enclosure.
- Artificial grass / astro turf is proposed within the seating area, as shown on drawing BFB-PL-02.
- A timber pergola is proposed within the external area, measuring approximately 10 m x 3 m with a maximum height of 2.49 m.
- Customer furniture will comprise movable tables and benches. Furniture is not intended to form permanent built structures.
- Low-level festoon lighting is proposed within the external area. The detailed lighting arrangement is shown on BFB-PL-02 and will be addressed separately in the supporting lighting information.

4. Soft landscaping and vegetation

- No new soft landscaping is proposed as part of this application.
- No trees or hedges are proposed to be removed as part of the external seating, pergola or surfacing works.
- The proposed external works are confined to the existing enclosed external area associated with the premises.

5. Relationship to adjoining land

- The shared parking and shared farm access remain outside the proposed landscaping works and are retained unchanged.
- The proposal does not require alterations to the adjoining highway or the shared access arrangement.

6. Drawing references

- BFB-PL-01 - Existing Floor Plan & External Layout, Revision A.
- BFB-PL-02 - Proposed Floor Plan & External Layout, Revision A.
- BFB-PL-03 - Proposed Site / Block Plan.

This statement should be read together with the above drawings and the Planning Statement.