

P24-0702

04 November 2025

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

Dear Sir/Madam

Submission of Condition 11 (Visibility Splays) Attached to Outline Planning Permission ref. 243190 at Land South of Bridge Farm, Arborfield, Wokingham

Planning Portal Reference: PP-14458136

Please find the enclosed application for approval of details reserved by condition 11 of outline planning permission reference 243190. The permission is 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. Condition 11 relates to the details of the proposed vehicular access visibility splays.

Condition 11 states:

"Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access to include visibility splays of 43 metres x 2.4 metres The access shall be formed as so-approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times."

The following information is enclosed within this submission:

- 64120 – 118 – P1 – Visibility Splay Plan

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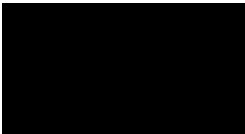
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The application has been submitted through the Planning Portal, and the appropriate fee has been paid by the applicant.

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,



Emily Hubball

Planner

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