

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer		
Service	WBC Infrastructure	Green	App No: 251984
Address:	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.		
Type of Development:	Major Heavy industry/storage/warehouse		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have reviewed the detailed landscape proposals provided as part of this reserved matters application, as well as the approved Landscape Strategy Plan submitted for the outline application, with a focus on the proposal's interaction with the public right of way and neighbouring ancient woodland.

The Landscape Strategy Plan provided in the outline application proposed 7-8m of new woodland planting and 5m of wildflower grassland in the 15m buffer zone for the ancient woodland to the east. This is not reflected in the detailed landscape proposals. This should be addressed in line with the original Landscape Strategy Plan to ensure the ancient woodland is suitably protected by a substantial woodland buffer, and the user experience for the existing PROW path is not unnecessarily urbanised by insufficient visual shielding from the development.

Conditions & Reasons (if required)			
Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.			
Date:	14/10/25	Signed:	F. Rothery