

P24-0702

19th May 2026

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

Dear Sir/Madam

Application for Approval of Details Reserved by Condition 3 (Drainage Strategy) Pursuant to Planning Permission Ref. 251984 at Land South of Bridge Farm, Arborfield, Wokingham Planning Portal Ref. PP-14946468

Pegasus Group have been instructed by the Tungsten Properties ('the Applicant') to submit an application for approval of details reserved by the Condition 3 (Drainage Strategy) pursuant to planning permission ref. 251984.

This application is supported by the following documentation and plans:

- Application Form;
- 64120 - 101 - P1 - Drainage Plan Sheet 1;
- 64120 - 102 - P1 - Drainage Plan Sheet 2;
- 64120 - 103 - P1 - Drainage Plan Sheet 3;
- 64120 - 104 - P1 - Drainage Plan Sheet 4;
- 64120 - 105 - P1 - Drainage Plan Sheet 5;
- 64120 - 106 - P1 - Drainage SuDS Details;
- 64120 - SW Model - 2026.04.23;
- L - 64120-03-A-2025.11.18 - Observer Park - LLFA Response; and
- Foul and Storm Water Drainage Strategy (ref. 64120-02 Rev B), prepared by PRP Environmental.

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

Background and Planning History

Planning permission ref. 251984 was granted on the 18th March 2026 for the following development at Land South of Bridge Farm, Arborfield, Wokingham:

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Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.
Registered Office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ

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"Refurbishment of existing pitches, removal of spoil from pitches to existing grassland bund and relocation of trees to new grassland bund." 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."

Condition 3 (Drainage Strategy)

Condition 3 pursuant to planning permission ref. 251984 states:

"Notwithstanding the details submitted, prior to the commencement of development, a detailed surface water drainage strategy shall be submitted to and approved in writing by Local Planning Authority. The strategy shall:

- a) Identify existing and proposed discharge points, including connection to the drainage ditch to the northwest or other approved watercourse/sewer;*
- b) Include runoff modelling (e.g., causeway flow, 1 in 100-year storm plus climate change) demonstrating that post-development surface water flows will not increase flood risk on or off site;*
- c) Provide details of attenuation measures (e.g., swales, ponds, storage tanks) compatible with the high soil saturation, ponding, and River Terrace Deposits identified;*
- d) Provide details of how the landscaping will integrate with the surface water drainage features.*
- e) Provide details of groundwater and excavation management.*

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10."

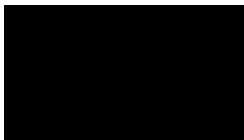
The following details have been submitted to discharge this condition:

- 64120 - 101 - P1 - Drainage Plan Sheet 1
- 64120 - 102 - P1 - Drainage Plan Sheet 2
- 64120 - 103 - P1 - Drainage Plan Sheet 3
- 64120 - 104 - P1 - Drainage Plan Sheet 4
- 64120 - 105 - P1 - Drainage Plan Sheet 5
- 64120 - 106 - P1 - Drainage SuDS Details
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- Foul and Storm Water Drainage Strategy (ref. 64120-02 Rev B), prepared by PRP Environmental



I trust that the information is sufficient to validate the application without delay, however, should you require any further details, please do not hesitate to contact me.

Yours sincerely,



Emily Hubball
Planner

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