

P24-0702

28 May 2026

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

Dear Sir/Madam

**Submission of Condition 17 (Hard and Soft Landscaping Proposals) Attached to Outline Planning Permission ref. 243190 at Land South of Bridge Farm, Arborfield, Wokingham**

**Planning Portal Reference: PP-14569301**

Please find the enclosed application for approval of details reserved by condition 17 of outline planning permission reference 223083 (as varied by 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 17 relates to details of hard and soft landscaping.

Condition 17 states:

*"Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc).*

*Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in*

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*the next planting season with others of species, size and number as originally approved and permanently retained."*

The following information is enclosed within this submission:

- 3389-PSK10 Condition 17 - Hard Landscaping Plan
- 1628-L-D-PL-201-V5-Sheet 1
- 1628-L-D-PL-201-V5-Sheet 2

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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