

Planning Compliance Statement for Land South of Bridge Farm, Arborfield Reserved Matters

On behalf of Tungsten

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1. Introduction

- 1.1. This Compliance Statement has been prepared by Pegasus Group on behalf of Tungsten Properties to support the Reserved Matters submission in respect of outline approval (ref. 223083) at the Land South of Bridge Farm Reading Road, Arborfield, Wokingham, RG2 9HT.
- 1.2. The purpose of this statement is to demonstrate that the proposed development being brought forward through this Reserved Matters submission complies with the requirements of the Outline permission, as well as the Council's Development Plan where relevant.
- 1.3. Outline approval was granted on 2nd February 2024 (LPA ref. 223083) for the erection of up to 11no. 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. Matters of Access, Siting and Scale to be considered only, with matters of Appearance and Landscaping reserved.
- 1.4. Since outline consent was granted in February 2024, a Section 73 application (LPA ref. 243190) was approved on 5th August 2025 to amend the scheme and vary conditions. The Section 73 approved minor alterations to the siting of the buildings and the parking layout, and the re-configuration of the internal floorspace, to allow the development to confirm forward as 7no. commercial units. The amendment results in a proposed 6,982 sqm GIA, which does not exceed the approved Outline consent parameters.
- 1.5. This Reserved Matters application seeks approval for the appearance and landscaping details pursuant to the erection of 7no. commercial units including highway access, parking, pedestrian links at Land South of Bridge Farm, Reading Road, Arborfield, Wokingham, RG2 9HT.
- 1.6. The application has been submitted electronically through the Planning Portal ref. PP-14103255 by Pegasus Group on behalf of the applicant, Tungsten Properties.
- 1.7. This Reserved Matters application is supported by the following plans and documents:
 1. Application Form
 2. Application drawings:
 - Site Location plan (ref: 3389-P405A)
 - Illustrative Masterplan (ref: 3389-P403K)
 - Boundary Treatment Plan (ref: 3389-P407A)
 - External Furniture Plan (ref: 3389-P406A)
 - Unit 1-3 Floor Plans (ref: 3389-P1-3 100B)
 - Unit 4-5 Floor Plans (ref: 3389-P4-5 100B)
 - Unit 6 Floor Plans (ref: 3389-P6 100B)
 - Unit 7 Floor Plans (ref: 3389-P7 100B)
 - Unit 1-3 Roof Plan (ref: 3389-P1-3 110B)
 - Unit 4-5 Roof Plan (ref: 3389-P4-5 110B)
 - Unit 6 Roof Plan (ref: 3389-P6 110B)
 - Unit 7 Roof Plan (ref: 3389-P7 102B)
 - Unit 1-3 Elevations (ref: 3389-P1-3 200C)
 - Unit 4-5 Elevations (ref: 3389-P4-5 200C)
 - Unit 6 Elevations (ref: 3389-P6 200C)

- Unit 7 Elevations (ref: 3389-P7 200C)
 - Unit 1-3 3D Views (ref: 3389-P1-3 210C)
 - Unit 4-5 3D Views (ref: 3389-P4-5 210C)
 - Unit 6 3D Views (ref: 3389-P6 210C)
 - Unit 7 3D Views (ref: 3389-P7 210C)
 - Unit 1-3 Sections (ref: 3389-P1-3 300A)
 - Landscape Proposal Sheet 1 (ref: 1628-L-D-PL-201-V2-Sheet 1)
 - Landscape Proposal Sheet 2 (ref: 1628-L-D-PL-201-V2-Sheet 2)
3. Arboricultural Method Statement (ref: 392_T_RP_PL_AMS V2)
 4. Design and Access Statement (ref: 3389 DAS01B)
 5. External Lighting Assessment (ref: HBa 0748 E-900-PL1)
 6. Transport Assessment (ref: ADC3776-RP-A-V3)
 7. Flood Risk Assessment (ref: R-64120-O1-B)
 8. Drainage Strategy (ref: R-64120-O2-B)
 9. Biodiversity Net Gain Report (ref: 201-E-RP-PL-1737BNR)
 10. BNG Assessment and Metric
 11. Ecology Report (ref: 201-E-RP-PL-V1-EPSE)

1.8. This Statement is structured as follows:

- **Section 2:** Provides the site context;
- **Section 3:** Sets out the planning context;
- **Section 4:** Describes the proposals;
- **Section 5:** Demonstrates the compliance of the proposals with the outline permission requirements;
- **Section 6:** Demonstrates the compliance of the proposals with the Development Plan; and
- **Section 7:** Summarises and concludes the Statement.

2. Site Context

- 2.1. The Site extends approximately 3ha situated within Wokingham Borough Council and is located to the south of Bridge Farm Estate, part of the wider Farley Estate, which has been developed for mixed commercial uses and consists of several commercial buildings.
- 2.2. The newly constructed Arborfield Cross relief road (AS37 Observer Way) runs parallel to the western boundary of the site which connects to the AS27 Reading Road. To the east and north of the site is an area of ancient and semi-natural woodland which will be retained and protected. There is an existing Public Right of Way running alongside the eastern boundary.
- 2.3. The primary access to the site is achieved through an improved access road linking an existing junction on Reading Road leading through to Bridge Farm Estates. A 2m wide footway will be provided along the eastern side of the access carriageway with a pedestrian connection to Observer Way providing access to the wider local highway network.
- 2.4. The Site is located 5.2 miles from Wokingham and 6.2 miles from the centre of Reading. There are two bus stops within walking distance of the site providing regular bus services to these locations. Wokingham Rail station provides access to central London, Reading, Redhill, and Gatwick Airport.

3. Planning Context

- 3.1. The Outline planning permission (LPA ref. 223083) was granted on 2nd February 2024 for the following development:

“Outline application for the erection of up to 11no. commercial units to provide 6,986 sqm 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. Matters of Access, Siting and Scale to be considered only.”

- 3.2. Following Outline consent, a Section 96A application was later submitted to the Local Planning Authority (LPA) for minor alterations to the scheme approved at outline. The LPA issued their response on 25 April 2024, confirming that they were unable to accept the alterations as shown on the amended site plan as non-material amendments and therefore advised that the changes should be submitted via a Section 73 application.

- 3.3. Following this, a Section 73 application was submitted in January 2025 under the reference 243190 to vary condition 2 of the outline consent which relates to the approved list of documents attached to the outline consent in order to allow an amended scheme. This Section 73 application sought approval for minor alterations to allow:

- Minor alteration to the siting of the buildings and the parking layout
- Re-configuration of the internal floorspace which proposed 7no. commercial units as opposed to the previously approved Illustrative Masterplan that set out 11no. commercial units
- Changes to layout and number of car parking spaces, to reflect the updated unit numbers, with a reduction in total parking provision from 149no. spaces to 128no. spaces.

- 3.4. The amendments approved accord with the parameters of the Outline permission, in respect of scale, height, and quantum of development. The Section 73 application was approved on 5th August 2025.

- 3.5. This submission seeks approval for the Reserved Matters details relating to the outline approval (LPA ref. 223083) including appearance and landscaping.

4. Statement of Community Involvement

- 4.1. A Statement of Community Involvement was submitted for the Outline application. The public and stakeholder consultation and engagement process ran during July and August 2022, activities included:
- A briefing meeting with the Arborfield and Newland Parish Council;
 - Briefing meetings were offered to the local Wokingham Borough Council ward councillor and other key political stakeholders on the local council;
 - Information newsletters were distributed to 443 nearby residential stakeholder and business addresses in the immediate vicinity of the site which outlined the proposals and offered briefing meetings. The newsletter invited residents, stakeholders and businesses to review the plans and return feedback on a tear-off slip;
 - A dedicated freephone consultation telephone line and freepost address were also available to ensure stakeholders and the public could easily contact the development team.
- 4.2. Of the 443 properties and businesses that received the information newsletter, only eight people returned feedback slips. Seven of the eight respondents did not support the proposals for the development of new small and medium commercial units. This level of objection from respondents only represented 1.6% of those properties that received the newsletter.
- 4.3. A lack of engagement or feedback demonstrates that only a minority of residents were interested in the proposed development and therefore the silent majority of residents have a limited interest in the plans, which we consider therefore as support.

5. Proposals

5.1. In summary, the proposals include the following:

- Proposed 7 No. commercial buildings to provide 6,982 sqm GIA commercial / employment development.
- Proposed access point off a 6-metre-wide access road and footway throughout.
- A 2m wide footway will be provided along the eastern side of the access carriageway with a pedestrian connection to Observer Way providing access to the wider local highway network.
- Pedestrian access routes into and through the site.
- Proposed associated vehicular parking spaces for each unit – a total of 128 car parking spaces across the scheme.
- Dedicated covered cycle parking to each unit.
- Dedicated service yard and refuse storage yard for the units.
- A number of active and passive EV parking spaces at each unit.
- Proposed boundary treatments including a landscape buffer along the eastern boundary and strategic landscaping strip along the western boundary to create biodiversity enhancements/mitigation.
- Hard and soft landscaping scheme with planting throughout to soften open areas between units. Existing landscaping is retained where possible.
- A 12.70% biodiversity net gain on site.
- Materials and finishes for the buildings which are contextually appropriate to the sites setting to create a positive environment which will benefit the surrounding area.

5.2. The relevant access, layout, appearance, scale and landscaping are shown and defined within the drawings and documentation listed above.

6. Compliance with Development Requirements

- 6.1. The outline planning permission (LPA ref. 223083) was granted subject to 35 conditions; this section outlines the compliance with conditions imposed upon the outline permission as amended by Section 73 permission (LPA ref. 243190).
- 6.2. **Condition 1** sets out the timescales for commencement and application for Reserved Matters.
- 6.3. The condition requires the application for approval of the Reserved Matters shall be made to the local planning authority not later than three years from the date of the original permission. The development permitted shall begin no later than two years from the date of approval of the last Reserved Matters. The Outline permission was granted on 2nd February 2024. This Reserved Matters application is being submitted within three years of the grant of the Outline permission and is therefore in accordance with Condition 1.
- 6.4. **Condition 2** requires compliance with the approved details.
- 6.5. The red line relating to this Reserved Matter is within the red line defined within the approved Location Plan and therefore the Reserved Matter is within compliance with the approved plans and Condition 2. The proposed development also accords with the parameters set out within the approved Illustrative Masterplan (ref. 3389-P403 Rev H), Access, Land Use & Height Parameters Plan (ref. 3389-P402 Rev D), Landscape Strategy Plan (1628-L-D-PL-200 Rev V5), and all other approved documents and plans.
- 6.6. **Condition 3** sets out that the number of units to be constructed and shall not exceed 11 units.
- 6.7. The subsequent Section 73 amended the layout to 7no. units. This Reserved Matters application reflects the 7no. unit scheme and therefore is in accordance with this condition.
- 6.8. **Condition 4** requires the Reserved Matters application for the development to include details of car and motorcycle parking in accordance with the Wokingham Borough Development Plan.
- 6.9. A Transport Assessment is submitted with this application and includes details of car, cycling and motorcycle parking. The proposal will include 128 car parking spaces, and a servicing space is provided at each unit in accordance with the Wokingham Development Plan. Each unit would be allocated a number of car parking spaces depending on the use class and unit size. A car parking accumulation assessment at each unit has been undertaken and confirms that the proposed development could sufficiently accommodate the maximum car parking demand.
- 6.10. The Transport Assessment concludes that the development would provide safe and suitable access, appropriate car parking and servicing space is provided at each unit, and that the development would not generate a significant impact on the local highway network.
- 6.11. This Reserved Matters submission is therefore in accordance with Condition 4.
- 6.12. **Condition 5** requires the Reserved Matters applications to include details of secure and covered bicycle storage/parking facilities serving that dwelling for the occupants of, and visitors to the development.

6.13. The application is accompanied by an External Furniture Plan (ref. 3389-P406) prepared by HTC which sets out the location, elevation and materials of the proposed secure and covered bicycling storage/parking facilities.

6.14. This Reserved Matters is therefore in accordance with Condition 5.

Pre-commencement conditions

6.15. The following pre-commencement conditions will be discharged under separate application/s following the submission of the Reserved Matters details:

- Condition 6 – Materials
- Condition 7 – Drainage Exceedance Flow
- Condition 8 – Construction Environment Management Plan (CEMP)
- Condition 9 – Ecological/Species Enhancement
- Condition 10 – Highway Construction Details
- Condition 11 – Visibility Splays
- Condition 12 – Construction Method Statement
- Condition 13 – Accommodation of construction vehicles and deliveries
- Condition 14 – Travel Plan
- Condition 15 – EV Charging (prior to commencement above finished floor level)
- Condition 16 – Cycle Link
- Condition 17 – Hard and Soft Landscaping Details
- Condition 18 – Tree Protection Plan
- Condition 19 – Decentralised Energy Supply Statement
- Condition 27 – Noise Assessment
- Condition 35 – Foul Water Drainage

Other conditions

6.16. The following conditions will be discharged under separate application where necessary, in accordance with the relevant trigger:

- Condition 20 – Boundary Treatments (prior to construction)
- Condition 21 – Landscape and Ecological Management Plan (LEMP) (prior to commencement of above ground works)
- Condition 22 – External Lighting (prior to occupation)
- Condition 23 – Parking Management Strategy (prior to first occupation)
- Condition 24 – Delivery Servicing Plan (prior to occupation)
- Condition 25 – Lighting – Highways (prior to occupation)
- Condition 26 – Bin Storage (prior to occupation)
- Condition 31 – Future Buildings Standards (prior to works beyond slab level)

6.17. The proposals set out within this Reserved Matters application fully accord with the Outline permission (LPA ref. 223083) conditions and the conditions subsequently varied via the Section 73 application (LPA ref. 243190).

7. Compliance with Development Plan

- 7.1. This Reserved Matters application is for the for the development of 7no. commercial units at Land South of Bridge Farm, Reading Road, Arborfield, Wokingham, RG2 9HT. The principle of the development in the location proposed is established through the Outline permission (LPA ref. 223083) and subsequent Section 73 permission (LPA ref. 243190) together with the approved Illustrative Masterplan Plan for the development.

The Development Plan and Material Considerations

- 7.2. The statutory development plan for Wokingham Borough Council comprises the following:
- Core Strategy Development Plan Document (DPD) (adopted January 2010);
 - Managing Development Delivery Local Plan (DDP) (adopted February 2014);
 - Planning Policies Proposals Map; and
 - Arborfield and Barkham Neighbourhood Plan (adopted April 2020).

Core Strategy Development Plan Document (2010)

- 7.3. The Core Strategy DPD was adopted in January 2010 and provides planning policies for Wokingham until 2026. The Core Strategy established the overall spatial vision, objectives and strategic policies for Wokingham. The following policies from the Core Strategy are relevant to this Reserved Matters application.
- 7.4. **Policy CP1 (Sustainable Development)** encourages development that maintains or enhances the quality of the environment, including design that supports sustainable communities.
- 7.5. **Policy CP3 (General Principles for Development)** requires that development:
- Is of high quality and inclusive design
 - Is appropriate in terms of scale, mass, form, design, siting, layout, and materials
 - Incorporates hard and soft landscaping that integrates and softens the built form.
 - Minimises impacts on visual, noise and light intrusion
 - Provides appropriate levels of amenity
 - Supports community safety
- 7.6. **Policy CP7 (Biodiversity)** states sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted.
- 7.7. **Policy CP15 (Employment Development)** sets out that all proposals for employment development will include mitigation commensurate with the impact of the development on the demand for housing, labour, skills, traffic and highways.

Managing Development Delivery Local Plan (2014)

- 7.8. The Managing Development Delivery Local Plan was adopted in February 2014 and forms part of the Wokingham Local Plan extra detail to the policies within the Core Strategy. The document includes a series of detailed development management policies that relate to the whole of Wokingham of which the following are most pertinent to this Reserved Matters submission.
- 7.9. **Policy CC03 (Green Infrastructure, Trees and Landscaping)** requires developments to retain existing trees and integrate high quality landscaping throughout the scheme.
- 7.10. **Policy CC04 (Sustainable Design and Construction)** states planning permission will only be granted for proposals that seek to deliver high quality sustainably designed and constructed developments. All new non-residential proposals of more than 100 sq m gross non-residential floorspace shall at least achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent.
- 7.11. **Policy CC07 (Parking)** outlines planning permission will only be granted where the proposal demonstrates how the proposed parking provision meets the standards set out in Appendix 2 of the MDD.
- 7.12. **Policy CC10 (Sustainable Drainage)** requires all development proposals to ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner.
- 7.13. **Policy TB21 (Landscape Character)** states proposals must reflect and be sympathetic to the borough's landscape characteristics.
- 7.14. **Policy TB23 (Biodiversity and Development)** favours developments that provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing.

Arborfield and Barkham Neighbourhood Plan

- 7.15. The Arborfield and Barkham Neighbourhood Plan was 'made' in April 2020. The Plan sets out the vision for the area until 2036 and outlines a series of development management policies. The following policies are relevant to this Reserved Matters submission:
- Policy IRS3 Protection and Enhancement of the Natural Environment and Green Spaces
 - Policy GA1 Minimise Additional Traffic on Unsuitable Roads

Wokingham Borough Council Borough Design Guide Supplementary Planning Document (2012)

- 7.16. The Borough Design Guide Supplementary Planning Document helps deliver the vision and objectives of the Borough. The overall aim is to enhance the quality of development and make sure proposals are of the highest quality of design. That means inclusive, safe, harmonious, welcoming, sustainable places that are well-related to the surroundings. The guide sets out a series of design principles that should inform all development proposals.

Sustainable Design and Construction Supplementary Planning Document (2010)

- 7.17. The Sustainable Design and Construction Supplementary Planning Document provides guidance on incorporating sustainable materials and construction techniques in new developments. It supports local planning policies with the aim of promoting sustainable development practices in the design and construction of new buildings.

Assessment of Development Proposals

- 7.18. This Section sets out an assessment of the proposals against the relevant planning policy as set out above.

Principle of Development

- 7.19. The principle of development is set out by Outline permission (LPA ref. 223083) which allowed for up to 11no. commercial units to provide 6,986 sqm GIA of commercial / employment development, predominantly within Class B8 and / or Class E(g) uses.
- 7.20. A Section 73 application was subsequently approved on 5th August 2025 which allows amendments to the scheme, for facilitate the 7no. unit scheme which has been submitted under this Reserved Matters application.
- 7.21. On the basis that this Reserved Matters application wholly complies with the parameters set out by the Outline and subsequent Section 73 permissions, the development is acceptable.

Appearance, Character, and Design

- 7.22. The supporting Design and Access Statement and the associated plans provide details of the appearance and design of the proposed development and sets out the design principles and concepts that have been applied to the proposal and how these accord with adopted design principles.
- 7.23. The document covers the site's context, an evaluation of the site's opportunities and constraints. The design analysis then examines the layout, use and mix, access and movement, scale and massing and appearance. The Statement then explains the approach to landscaping and sustainability and finally outlining the scheme benefits. All matters of appearance, layout, scale, landscaping and access are considered and appraised within the Statement.
- 7.24. Additionally, the Statement explains how the scheme complies with the Council's Development Plan, the Borough Design Guide SPD and that in respect of the matters being applied for, the development is compliant and acceptable.
- 7.25. The elevations will comprise:
- Different types of cladding and colour features including anthracite grey and features timber effect cladding
 - Profiled grey roof cladding
 - Contemporary glazing to the entrance areas creating a focal point
 - Different orientations creating an interesting and contemporary façade.

- 7.26. The scheme has been carefully designed in accordance with the site context and local vernacular to ensure a high-quality development that positively contributes to the local area. This submission is supported by a Design and Access Statement which sets out the design principles of the proposals and demonstrates accordance with Policy CP3.

Landscaping and Biodiversity Net Gain

- 7.27. The landscaping details submitted with this Reserved Matters application provides specific details for the landscaping scheme, which includes:
- 15m wide landscape buffer along the eastern boundary
 - New hard and soft landscaping across the development
 - Additional planting along the site boundaries
 - Existing landscaping to be retained
- 7.28. These landscaping proposals align with the Landscaping Strategy set out as part of the Outline permission (LPA ref. 223083).
- 7.29. The application is supported by an Arboricultural Assessment concluding that the impact upon trees posed by this development is not detrimental. Trees will be retained, and additional high-quality landscaping will be planted throughout the development.
- 7.30. This is in keeping with Policy CCO3 which requires developments to retain existing trees and integrate high quality landscaping throughout the scheme.
- 7.31. Land to the east of the Site is designated as a local wildlife site and as ancient semi natural woodland. A landscape buffer is proposed along the eastern boundary to conserve and enhance the woodland. Furthermore, this Reserved Matters application is supported by a Biodiversity Net Gain Assessment and Metric.
- 7.32. It should be noted that as set out within the Section 73 application, the Government's Guidance as set out within Planning Practice Guidance states '*An application to vary a condition of a planning permission under section 73 which is made after 12 February 2024 (the commencement of the statutory framework for biodiversity net gain) is not in scope if the original planning permission (to which the section 73 application relates) was either granted or the application for the original permission was made before this date*' (Paragraph: 016 Reference ID: 74-016-20240214). Given the Outline planning application was submitted in October 2022, ahead of 12th February 2024, the 10% requirement is not applicable. Nonetheless, as part of the Section 73 application, the landscaping strategy provided a +12.70% gain. The Biodiversity Net Gain Metric submitted with this Reserved Matters application confirms that the proposals will result in a 12.70% increase.
- 7.33. The proposals therefore accord with Policy CP7 which requires sites designated as of importance for nature conservation to be conserved and enhanced, Policy TB21 which requires proposals to reflect and be sympathetic to the borough's landscape characteristics, and Policy TB23 which sets out that developments will be favoured where they provide opportunities to incorporate biodiversity features.

Access, Transport, and Parking

- 7.34. Access will be provided as per the Outline permission layout, with an internal road network which accords with that approved under the Section 73 permission.
- 7.35. The application is supported by a Transport Assessment concluding that the development will not increase traffic flow therefore not generate a significant impact on the local highway network. The Transport Assessment also confirms that car, cycle, and motorcycle parking will be provided in accordance with the Wokingham Borough Development Plan. Each unit would be allocated a number of car parking spaces; a total of 128 car parking spaces will be provided. The car parking accumulation assessment at each unit confirms that the proposed development could sufficiently accommodate the maximum car parking demand.
- 7.36. The proposed development therefore accords with Policy CP15 which sets out that all employment development will include sufficient mitigation measures, including with respect to traffic and highways. The proposed parking provision also accords with the standards required by Policy CC07.

Flood Risk and Drainage

- 7.37. A Flood Risk Assessment and Drainage Strategy is submitted with the application. The Site is located within Flood Zone 1 therefore has a very low risk of fluvial flooding. The risk of surface water flooding is very low however there are two areas of the site at an elevated risk located towards the western site boundary, these account for less than 10% of the site.
- 7.38. To reduce the risk of surface water flooding a sustainable drainage system (SuDS) scheme is proposed incorporating permeable paving, catchpits, geocellular attenuation and an attenuation basin. The geocellular attenuation will provide sufficient storage for all storms up to and including the 1 in 100-year, plus 40% for climate change in accordance with LLFA requirements.
- 7.39. Therefore, the development utilises a SuDs compliant design in accordance with the NPPF and Wokingham Borough Planning Policy.

8. Conclusion

- 8.1. This Reserved Matters application is pursuant to Outline planning permission ref. 223083 and subsequent Section 73 permission ref. 243190, in respect of the provision of 7no. commercial units at Land South of Bridge Farm, Wokingham.
- 8.2. For the reasons set out above and in the accompanying plans and documents, the proposed development complies with all conditions imposed upon the Outline planning permission and subsequent Section 73 application, as well as the Development Plan, and all other guidance and material planning considerations.
- 8.3. Accordingly, the proposed development represents sustainable development in respect of the National Planning Policy Framework which requires such proposals to be approved without delay.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

East Midlands

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