

P24-0702

18 August 2025

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

Dear Sir/Madam

Submission of Reserved Matters details (appearance and landscaping) relating to outline planning permission ref. 223083 at the Land South of Bridge Farm, Arborfield, Wokingham
Planning Portal Reference: PP-14103255

I write to notify you that an application has been submitted via the Planning Portal for the reserved matters details (appearance and landscaping) relating to the *Erection of 7no. commercial units to provide 6,982 sqm G1 commercial / employment development* at the land south of Bridge Farm, Arborfield, Wokingham.

The application has been submitted electronically by Pegasus Group on behalf of the applicant, Tungsten Properties. The 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-P403J)
 - Boundary Treatment Plan (ref: 3389-P407)
 - External Furniture Plan (ref: 3389-P406)
 - 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)

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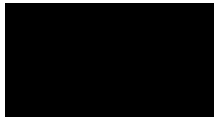
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- Unit 6 Elevations (ref: 3389-P6 200C)
 - Unit 7 Elevations (ref: 3389-P7 200C)
 - Unit 1-3 3D Views (ref: 3389-P1-3 210C)
 - Unit 4-5 3D Views (ref: 3389-P4-5 210C)
 - Unit 6 3D Views (ref: 3389-P6 210C)
 - Unit 7 3D Views (ref: 3389-P7 210C)
 - 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. Design and Access Statement (ref: 3389 DAS01B)
 4. Compliance Statement (ref: P24-O702)
 5. Arboricultural Method Statement (ref: 392_T_RP_PL_AMS V2)
 6. External Lighting Assessment (ref: HBa 0748 E-900-PL1)
 7. Transport Assessment (ref: ADC3776-RP-A-V3)
 8. Flood Risk Assessment (ref: R-64120-O1-B)
 9. Drainage Strategy (ref: R-64120-O2-B)
 10. Biodiversity Net Gain Report (ref: 201-E-RP-PL-1737BNR)
 11. BNG Assessment and Metric
 12. Ecology Report (ref: 201-E-RP-PL-V1-EPSE)

The application has been submitted through the Planning Portal and the appropriate fee has been paid. Please do not hesitate to contact me if you require any further information.

Yours sincerely,



Emily Hubball
Planner

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