

Date: 28 August 2025
Application: 251984



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Approval of Reserved Matters Consultation

Application Number: 251984

Applicant: The Owner and/or Occupier

Site Address: Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT

Parish: Arborfield and Newland

Grid Reference: Easting - 474995, Northing - 167296

Type of Development: Major Heavy industry/storage/warehouse

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.

Case Officer: Kieran Neumann

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251984. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **25 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Following review of the submitted Reserved Matters application for the above site, Environmental Health has considered the potential implications of the proposed development in respect to the environmental impacts of the proposed .In reviewing this submission, I note the following:

The land use and overall site layout remain consistent with that previously assessed at outline stage.

No new or materially different environmental health impacts are anticipated to arise from the reserved matters relating to appearance and landscaping.

Landscaping proposals include strategic planting and screening that will provide a degree of mitigation against potential visual and amenity impacts and may assist in softening noise transmission between the commercial area and adjacent land uses.

No new information has been submitted to alter previous assessments regarding noise or air quality impacts, which remain governed by the conditions imposed at the outline consent stage.

The design and layout of the proposed buildings do not indicate the introduction of new significant odour, lighting, or vibration sources.

Accordingly, I can identify no Environmental Health contra-indications to the approval of these Reserved Matters.

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.

Advisory Notes / Conditions

All previously imposed Environmental Health-related conditions under Outline Permission 223083 (as varied by 243190) — including those relating to noise, air quality, construction management, lighting, and contamination — remain valid and should continue to apply to the development.

For completeness, the following standard informatives are reiterated:

1. Construction Working Hours

To protect local amenity, construction and demolition activities (including deliveries and vehicle movements) should be limited to the following hours:

Monday to Friday: 08:00–18:00

Saturday: 08:00–13:00

No work on Sundays or Bank Holidays.

2. Lighting

Any external lighting associated with the development shall be designed and installed to avoid direct illumination of neighbouring properties and minimise light spill beyond the site boundary, particularly toward nearby residential and ecological receptors.

3. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the

approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. Appropriate investigation and, where necessary, remediation and verification measures must be undertaken in accordance with an agreed scheme.

Conclusion

This Reserved Matters submission (appearance and landscaping) does not raise any new Environmental Health concerns beyond those already addressed at the outline stage. The proposed landscaping scheme is supported as it will contribute to local amenity and provide a natural buffer between the commercial site and surrounding land uses.

Subject to compliance with the existing outline conditions and standard Environmental Health informatives above, Environmental Health raises no objection to this Reserved Matters application.

Date:	20/10/2025	Signed:	O.Obi
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