

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer	To (Case Officer):	Kieran Neumann
Service	WBC Green Infrastructure	App No:	251984
Address:	Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT.		
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.		
Site Visit Made:	No		

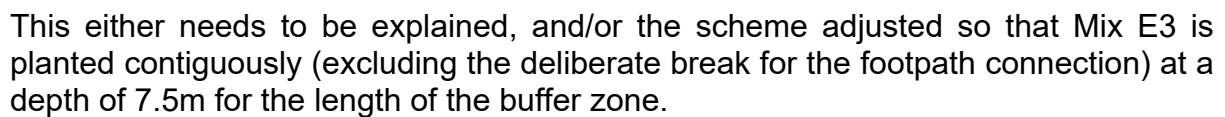
Summary Of Recommendations

- ☐ 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

I have reviewed the revised landscaping documents provided by the applicant after previous comments made on 14th October 2025.

Revised Detailed Landscape Proposals (Sheets 1 & 2 V3) show some improvements to the planting scheme across the site and on the eastern boundary. However, it is unclear why there is a narrowing and a break in the woodland planting mix in the ancient woodland buffer zone behind unit 7 (snip below of relevant area):



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.

Date:	13/01/26	Signed:	F. Rothery
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