

P24-0702

7 January 2026

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

Dear Sir/Madam

**Submission of Condition 9 (Ecological Permeability and Species Enhancements) Attached to Outline Planning Permission 243190 at Land South of Bridge Farm, Arborfield, Wokingham**

**Planning Portal Reference: PP-14568794**

Please find the enclosed application for approval of details reserved by condition 9 of outline planning permission reference 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 9 states:

*"Prior to commencement of the development, a detailed strategy for species enhancements and ecological permeability for the site shall be submitted to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing."*

The following information is enclosed within this submission:

- 201-E-RP-PL-V1-EPSE - Arborfield

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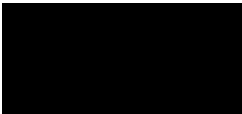
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The application has been submitted through the Planning Portal, and the appropriate fee has been paid by the applicant.

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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