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Date: 27 May 2026



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Planning Department
Wokingham Borough Council
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Dear Sir / Madam,

Ref: 251982 Discharge of Conditions application pursuant to outline permission O/2014/2280

Linear Park Phase 3A, Arborfield Green, Berkshire

On behalf of our client, Crest Nicholson Chiltern, please find enclosed a discharge of conditions planning application pursuant to outline permission O/2014/2280 at Linear Park Phase 3A, Arborfield Green, Arborfield Green.

Outline planning permission was granted on the 1st April 2015, under reference O/2014/2280, for the following development:

'Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sq m gross with up to a further 3,500 sq m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sq m (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sq m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works. PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane'

This application site is comprised of Linear Park Phase 3A of the wider site. This scheme includes landscaping, a substation and a balancing pond.

A Reserved Matters application has been submitted alongside this DOC application, for the linear park, substation and balancing pond.

This application therefore concurrently seeks permission for the discharge of some of the conditions attached to outline permission O/2014/2280, for Linear Park Phase 3A.

The following conditions are proposed to be discharged as part of this application:

Condition	Details Submitted	Document Reference
10 – Materials	Hard and Soft Landscaping Materials Details Substation Materials: - Bricks – Grampian Red as per the attached. - Roof tiles – Sandtoft concrete pantile, grey - Doors and windows – Steel, anthracite grey, as per the attached.	• Landscape Masterplan CREST24900 10C • Soft and Hard landscape Proposals CREST24900 11D Sheets 1 & 2 • Substation Plan P25-1483_DE_02
12 – Levels	Measured Survey of the Site and Plan Showing Existing and Proposed Finished Floor Levels	• Road Contours 19632-ARB-100-011C
14 – Hard & Soft Landscaping Scheme	Full Hard and Soft Landscaping Scheme	• Landscape Masterplan CREST24900 10C • Soft and Hard landscape Proposals CREST24900 11DA Sheets 1 & 2 • Soft Landscape Specification CREST24900_Spec • Surface Finishes Plan 19632-ARB-100-012B
15 – Arboricultural Implications Assessment	Updated Arboricultural Survey	• Arboricultural Implications Report SJA air 25301-01a
17 – Aged and Veteran Tree Strategy	Detailed Veteran and Aged Tree Mitigation Strategy	
26 – Detailed Design of Roads	Road Details	• Highway Geometry Plan 19632-ARB-100-010B
28 – Car Parking	Details of Car Parking	• Adoption Plan 19632-ARB-100-013C
39 – Fluvial Flooding	Flood Risk Assessment	• Flood Risk Assessment Compliance Note 19632-FRA-C August 2025 Rev 5
40 – Compensatory Storage	Detailed Scheme of Compensatory Storage	
41 – Design Floodplain Model	Design Floodplain Modelling Update	

42 – Safe Access/Egress	Scheme of Safe Pedestrian Access and Egress	
43 – Foul and Surface Water	Foul and Surface Water Drainage Strategy	Drainage Strategy Plan 19632-ARB-100-014E
44 – Sustainable Drainage	Surface Water Drainage Scheme	
45 – Full Drainage System	Full Details of Drainage System	

The full list of documents submitted with this application is as follows:

Document Title	Version/Reference
Site Location Plan	P25-1483-DE-01-D-02
Site Layout	P25-1483-DE-01-F-01
Design Compliance Statement	P25-1483_DE_B_00
Substation Plan	P25-1483_DE_02
Highway Geometry Plan	19362-ARB-100-010B
Road Contours	19632-ARB-100-011C
Surface Finishes Plan	19632-ARB-100-012B
Adoption Plan	19632-ARB-100-013C
Drainage Strategy Plan	19632-ARB-100-014E
Flood Risk Assessment Compliance Note	19632-FRA-C August 2025 Rev 5
Landscape Masterplan	CREST24900 10C
Soft and Hard Landscape Proposals	CREST24900 11D Sheets 1 & 2
Soft Landscape Specification	CREST24900_Spec
Arboricultural Implications Report	SJA air 25301-01a

Should you require any further information to be able to determine this application then please do not hesitate to contact me.

Yours faithfully,

LMelrose

Linzi Melrose MRTPI
Principal Planning Consultant