

Date: 07 August 2026
Application: 252350



**WOKINGHAM
BOROUGH COUNCIL**

Ms Linzi Melrose

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Dear Ms Linzi Melrose

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION O/2014/2280, IN RELATION TO PARCEL N ONLY.**

Application Number: 252350

Applicant Name: Crest Nicholson

Site Address: Land to South of, Tope Crescent, Arborfield Green, Berkshire.

Proposal: Application for submission of details to comply with the following conditions of planning approval O/2014/2280 (140977) dated 02.04.2015.

7. Development briefs; 10. Materials; 12. Levels; 14. Hard and soft landscaping scheme; 15. Arboricultural implications assessment; 16. Arboricultural method statement for works; 17. Aged and veteran tree strategy; 18. Landscape and ecological management plan (LEMP); 19. Hedgerows; 20. Bats; 21. Reptiles; 22. UK BAP species; 23. non-native invasive species; 26. Detailed design of roads; 28. Car parking; 29. Cycle parking; 33. Phased public transport strategy; 39. Fluvial flooding; 40. Floodplain storage; 41. Design floodplain modelling; 42. Pedestrian access and egress; 43. Foul and surface water; 44. Surface water drainage scheme; 45. Drainage system(s); 46. Wetland features; 51. Code for sustainable homes; 52. Low and zero carbon technologies; 53. Lifetime homes; 54. Other sustainability measures; 55. Measures to reduce water consumption; 56. Storage of refuse and recyclable materials; 57. Lighting; 59. Noise insulation for dwellings.

This letter is an update on the status of details submitted under application reference 252350:

The following conditions are approved and discharged for Parcel N:

7 (Development Briefs); 28 (Car parking); 29 (Cycle parking); 33 (Phased public transport strategy); 39 (Fluvial flooding); 40 (Floodplain storage); 41 (Design floodplain modelling); 42 (Pedestrian access and egress); 43 (Foul and surface

water); 44 (Surface water drainage scheme); 45 (Drainage system(s); 46 (Wetland features); 51 (Code for sustainable homes); 52 (Low and zero carbon technologies); 53 (Lifetime homes); 54 (Other sustainability measures); 55 (Measures to reduce water consumption); 56 (Storage of refuse and recyclable materials); 59 (Noise insulation for dwellings).

The following conditions remain under consideration, or require the submission of additional / updated information:

10 (Materials); 12 (Levels); 14 (Hard and soft landscaping scheme); 15 (AIA); 16 (AMS); 17 (Aged and veteran tree strategy); 18 (LEMP); 19 (Hedgerows); 20 (Bats); 21 (Reptiles); 22 (UK BAP species); 23 (non-native invasive species); 26 (Detailed design of roads); 57 (Lighting).

Please refer to the table overleaf for further details.

Yours sincerely



Nick Chancellor
Development Delivery Manager

Condition	Plan Number/Report Details	Date Received	Comments
Condition 7 (Development briefs)	B104 c7 Development Brief Statement v1, by CC Town Planning, September 2025	30/09/2025	No further or additional information is required in relation to Parcel N in respect to this condition. The condition is discharged for Parcel N.
Condition 10 (Materials)	P24-1739-DE-01-I-07 - Materials Plan	03/07/2026	Under consideration. Only a basic materials plan has been submitted to date. The applicant is required to submit a full materials schedule document (detailing all proposed external materials including facing materials, roof tiles, and RAL colour #s for windows, door/garages, rainwater goods, meter box, etc). Realistic photographic images in natural lighting (not renders) of the proposed brick should also be provided to allow for assessment of the proposed brick types. Images should show brick types adjacent to one another (i.e. primary/secondary bricks alongside detail bricks, etc).
Condition 12 (Levels)			Levels to be reviewed in tandem with forthcoming landscaping details and the final layout. A single plan should convey details of existing and proposed levels, particularly as regards the northern boundary and relationship to existing trees.
Condition 14 (Hard and soft landscaping scheme)			Revised details to be submitted to reflect the latest layout approved under the RM application (Ref. 252379). The plans shall include details of appropriate tree pits with soil cells to ensure the trees have sufficient rooting volume to thrive into

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			maturity (see landscape officer comments for further details).
Condition 15 (Arboricultural Implications Assessment)	Arboricultural Impact Assessment and Method Statement, ACD Environmental, Ref. CREST24802_aiaams C, July 2026 CREST24802-03C - Tree Protection Plan	03/07/2026	Under consideration.
Condition 16 (Arboricultural Method Statement)	Arboricultural Impact Assessment and Method Statement, ACD Environmental, Ref. CREST24802_aiaams C, July 2026 CREST24802-03C - Tree Protection Plan	03/07/2026	Under consideration. To be reviewed in tandem with the forthcoming levels and landscaping details.
Condition 17 (Aged and Veteran Tree Strategy)	Arboricultural Impact Assessment and Method Statement, ACD Environmental, Ref. CREST24802_aiaams C, July 2026 CREST24802-03C - Tree Protection Plan	03/07/2026	Under consideration.
Condition 18 (LEMP)	Landscape and Ecological Management Plan, ACD Environmental, Ref. CREST24802_LEMP Rev A, September 2025	02/10/2025	To be reviewed in tandem with landscaping details. An updated LEMP will be required in conjunction with the forthcoming submission of landscaping details.
Condition 19 (Hedgerows)	Hedgerow Mitigation Strategy, ACD Environmental, Ref. CREST24802 Hedgerow Mitigation Strategy Rev A, September 2025	02/10/2025	Strategy to be reviewed following latest amendments to the site layout i.e. plans in the appendices updated with final versions.
Condition 20 (Bats)	Bat Mitigation Strategy, ACD Environmental, Ref. CREST24802_Bat_Mitigation_Strategy Rev A, September 2025	02/10/2025	Strategy to be reviewed following latest amendments to the site layout i.e. plans in the appendices updated with final versions.

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Condition 21 (Reptiles)	Reptile Mitigation Strategy Amendments Technical Note, ecosupport, June 2026	15/07/2026	Under consideration
	GCN Technical Note V2, ecosupport, July 2026	27/07/2026	
Condition 22 (UK BAP species)	Ecological Permeability Report: Biodiversity Action Plan, ACD Environmental, Ref. CREST24802_BAP Rev A, September 2025	02/10/2025	Strategy to be reviewed following latest amendments to the layout - plans in the appendices updated with latest versions.
Condition 23 (Non-native invasive species)	Non-native Invasive Species Strategy, ACD Environmental, Ref. CREST24802 Non Native Invasive Species Mitigation Strategy, June 2025	14/10/2025	Submitted document states “draft not for submission” – please clarify.
Condition 26 (Detailed Design of Roads)			Plans submitted to date do not constitute highways technical details. Please submit highways technical drawings for consideration when available. Please note, these are required to be assessed alongside the landscaping details – highway and landscaping detail should be undertaken in parallel to ensure compatibility.
Condition 28 (Car parking)	P24-1739-DE-01-H-09 - Car Parking Strategy Plan	03/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 29 (Cycle Parking)	P24-1739-DE-01-H-09 - Car Parking Strategy Plan P24-1739_DE_02F House Types Pack	03/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 33 (Phased public transport)	Parcel N, Arborfield Green, Wokingham – Public Transport Strategy, Woods Hardwick, Ref.	02/10/2025	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the

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strategy)	19632, July 2025 Public Transport Strategy Plan – 19632-ARB-100-005 Rev A	14/10/2025	approved details.
Condition 39 (Fluvial flooding)	Flood Risk Assessment Compliance Note, Woods Hardwick, Ref. 19632/FRA-C, Rev 7, July 2026	03/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 40 (Floodplain storage)	Flood Risk Assessment Compliance Note, Woods Hardwick, Ref. 19632/FRA-C, Rev 7, July 2026	03/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 41 (Design floodplain modelling)	Flood Risk Assessment Compliance Note, Woods Hardwick, Ref. 19632/FRA-C, Rev 7, July 2026	03/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 42 (Pedestrian access and egress)	Flood Risk Assessment Compliance Note, Woods Hardwick, Ref. 19632/FRA-C, Rev 7, July 2026	03/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 43 (Foul and surface water)	19632-ARB-100-006 Drainage Strategy Plan_D	27/05/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 44 (Surface water drainage scheme)	19632-ARB-100-006 Drainage Strategy Plan_D	27/05/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 45 (Drainage system(s))	19632-ARB-100-006 Drainage Strategy Plan_D	27/05/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 46 (Wetland features)	n/a	n/a	There are no wetland features proposed within Parcel N. The condition is discharged in relation to Parcel N only, in accordance with the approved details.

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Condition 51 (Code for sustainable homes)	Energy and Sustainability Statement, AES Sustainability Consultants Ltd, Issue 2, July 2026	03/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 52 (Low and zero carbon technologies)	Energy and Sustainability Statement, AES Sustainability Consultants Ltd, Issue 2, July 2026	03/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 53 (Lifetime homes)	P24-1739 Accommodation Schedule Rev AL	07/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 54 (Other sustainability measures)	P24-1739-DE-01--28 - Rainwater Collection Plan P24-1739-DE-01-J-15 - Boundaries and Surfaces Plan	03/07/2026 27/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details. <u>Note:</u> Approval is only granted for the location of the composting bins. Boundaries and surfaces details (also shown within the plan) will be considered separately in conjunction with the hard and soft landscaping scheme (see condition 14 above).
Condition 55 (Water consumption)	Energy and Sustainability Statement, AES Sustainability Consultants Ltd, Issue 2, July 2026	03/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 56 (Refuse and recyclable storage)	P24-1739-DE-01-G-10 - Refuse Plan	03/07/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.
Condition 57 (Lighting)			Plans submitted to date do not correspond to the latest layout, further documentation is also anticipated once highways technical plans are prepared/submitted under condition 26 (and s.38).

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			Please submit updated Lighting details for consideration once available.
Condition 59 (Noise and insulation for dwellings)	AIRO Report DLW7569 Condition 59 – Noise Mitigation Scheme	02/10/2026	Acceptable details submitted. The condition is discharged in relation to Parcel N only, in accordance with the approved details.