

Date: 22 September 2026
Application: 250886



**WOKINGHAM
BOROUGH COUNCIL**

Kevin Paldano
Taylor Wimpey West London
Form 1 17 Bartley Wood Business Park
Bartley Way
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Development Management &
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Dear Kevin

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION O/2014/2280**
Application Number: 250886

Further to my previous letter dated 27 February 2026 (enclosed below), I am writing to provide a formal update in relation to Conditions 14 and 26.

Condition 14.

For completeness, following the receipt of updated landscaping details for the Village Green public open space and pedestrianised High Street areas (submitted under discharge of condition reference 243087), Condition 14 has now been fully discharged. For details of the approved plans, please refer to the decision notice issued under that application reference.

Condition 26

The Local Planning Authority has received the following drawings and considers them satisfactory for the discharge of Condition 26 in respect of the residential areas of the District Centre parcels. Acceptable details have also been received for all other areas of the District Centre under reference 243087.

22585-38-01 S3 P2 - S38 Agreement Layout
22585-38-02 S3 P2 - S38 Agreement Layout
22585-38-03 S3 P2 - S38 Agreement Layout
22585-38-04 S3 P2 - S38 Agreement Layout

Condition 26 is therefore discharged for the District Centre parcels in accordance with the approved details

Yours sincerely

A handwritten signature in blue ink, consisting of the letters 'NC' in a stylized, cursive font.

Development Delivery Manager

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Dear Kevin Paldano

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION O/2014/2280**

Application Number: 250886

Applicant Name: Kevin Paldano, Taylor Wimpey West London

Site Address: Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire, RG2 2GB

Proposal: Application for submission of details to comply with the following condition of planning consent O/2014/2280 dated 01/04/2015 (details pertain to the Arborfield District Centre parcels only). Condition 14. Hard and Soft Landscaping Scheme. 26. Detailed design of Roads. 58. Contaminated Land. 65. Construction Environment Management Plan. 74. Sprinklers

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 58, 65 and 74. These conditions are discharged in accordance with the approved details.
- Condition 14 is part-discharged. Acceptable details have been received and are approved in relation to residential areas of the site but excluding the village green public open space and pedestrianised high street (area between apartment block units 88-103 and 104-124. Landscaping details pursuant to condition 14 for the village green and pedestrianised high street are currently subject to assessment under a separate discharge of conditions application (planning reference 243087 refers).
- Condition 26 is not discharged. A separate application has been made for a s.38 highways adoption agreement for the estate roads within this parcel and is subject to review by the Local Highways Authority (LHA). At this stage, the LHA has not confirmed that the submitted drawings meet the technical requirements for adoption under Section 38, and the LPA therefore cannot formally approve or discharge the condition at the present time. However, based on the information available, the Local Planning Authority raises no objection in principle to the design approach shown on the submitted drawings. Final approval remains dependent on the LHA's confirmation through the Section 38 process that the technical designs are acceptable.

Yours sincerely

Development Delivery Manager

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 14. Hard and Soft Landscaping Scheme	T-PRE-PR109183-KT-D2-RevF - Tree pit system TWWL24782 11 C - Sheet 1 TWWL24782 11 C - Sheet 2 TWWL24782 11 C - Sheet 3 TWWL24782 11 C - Sheet 4 TWWL24782 11 C - Sheet 5 TWWL24782 11 C - Sheet 6 TWWL24782 Landscape Specification 22585-23-01 B C3 - External Works Layout 22585-23-02 B C3 - External Works Layout 22585-23-03 B C3 - External Works Layout	February 9 th , 2025	Part-discharged. Acceptable details have been received and are approved in relation to residential areas of the site but excluding the village green public open space and pedestrianised high street (area between apartment block units 88-103 and 104-124. Landscaping details pursuant to condition 14 for the village green and pedestrianised high street are currently subject to assessment under a separate discharge of conditions application (planning reference 243087 refers).
Condition No. 26. Detailed design of Roads.	n/a	28 April 2025	S38 technical details under review. Condition is not discharged.
Condition No. 58. Contaminated Land.	Contaminated land report (Wilson Bailey, Reference: J2252), dated: April 2023 Remediation Method Statement (RSK Geosciences Reference: 305517-R01 (00), Dated: May 2025).	28 April 2025 12 May 2025	The condition is discharged for the areas specified in the site location plan within the remediation method statement.
Condition No. 65. Construction Environment Management Plan.	Construction Environmental Management Plan (Arborfield District Centre Parcels A, B, C & D) – Rev A4 Compound and Haul road layout P21-2598_DE_05W-Build Phasing Plan	07 July 2025 05 December 2025 03 February 2025	CEMP Rev A4 is approved, note however the CEMP is intended to be a live document; as per section 2.2.6 “any significant changes to this document during the build period will be submitted to WBC for approval”.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 74. Sprinklers	Letter from BWC Fire Limited dated 16/10/2025	16 October 2025	The condition is discharged for the district centre parcels in accordance with the approved details.