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Date: 21 May 2026



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Ms Adriana Gonzalez
Planning Department
Wokingham Borough Council
Shute End
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Berkshire
RG10 1BN

Dear Sir / Madam,

Ref. 251981: Reserved Matters planning application pursuant to outline permission O/2014/2280 comprising landscaping, substation and balancing pond

Linear Park Phase 3A, Arborfield Green, Berkshire

A Reserved Matters planning application was submitted in August 2025 pursuant to outline permission O/2014/2280 at Linear Park Phase 3A, Arborfield Green. The application was allocated reference number 251981.

The application site, referred to as Linear Park Phase 3A, is situated between the approved District Centre and proposed Parcel N. The submitted scheme proposes landscaping, a substation and a balancing pond.

Since our planning submission in August 2025, we have worked with officers to agree the relationship between this open space and the adjacent Parcel N to the north.

This interaction has now been agreed with officers and as there is an urgent need to deliver this substation to provide electrical power to the District Centre, it has been accepted that the red line boundary for this application should be amended to remove the overlap with Parcel N. It is anticipated that this will enable officers to expedite the determination of this application independently.

Having considered the comments received from consultees and following discussion with officers, we are pleased to enclose updated drawings to incorporate the required amendments. These include:

- Updated red line boundary to remove overlap with Parcel N application, for the reasons stated above
- Removal of visitor bays in the adjacent Parcel N application, improving the parcel's relationship with the open space
- Addition of hedging and planting buffers either side of the bridleway where it runs parallel to the balancing pond, with the pond adjusted to enable this
- Removal of proposed fencing adjacent to balancing pond, the need for which has been designed out
- Additional bench facing the path opposite the LEAP
- Bridleway material changed from hoggin to Flexipave
- Adjustment to planting on the substation frontage to reflect the electricity provider's requirements

The following supporting documents are submitted for approval:

Document Title	Version/Reference
Site Location Plan	P25-1483-DE-01-D-02
Site Layout	P25-1483-DE-01-F-01
Design Principles Plan	P25-1483-DE-01-C-03
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
Exceedance Flow Plan	19362-ARB-100-015A
Flood Risk Assessment Compliance Note	19632-FRA-C August 2025 Rev5
Drainage General Arrangement	60312043/LP2/002 Sheet 1 of 2
Drainage General Arrangement	60312043/LP2/003 Sheet 2 of 2
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,

PP Linzi Melrose MRTPI
Principal Planning Consultant



David Digby
Development Project Director
Crest Nicholson Operations Ltd