

Date: 22 October 2025
Application: 251475



**WOKINGHAM
BOROUGH COUNCIL**

Mr Jude Aggett

Crowthorne House
Nine Mile Ride
Wokingham
RG40 3GZ

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr Jude Aggett

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION O/2014/2280 (140977) DATED 02/04/2015. IN RELATION TO SPORTS
AND COMMUNITY INFRASTRUCTURE.**

Application Number: 251475

Applicant Name: Crest Nicholson Operations Limited

Site Address: Sports and Community Infrastructure, West and East of, Princess Marina
Drive, Reading, RG2 9BH

Proposal: Application for submission of details to comply with the following conditions of
planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 10 relates to
materials; 16 to an Arboricultural Method Statement; 26 to detailed design of roads, and 84
to facility design.

This letter is an approval of details submitted under the following conditions:

Condition	Comments
16 – Arboricultural Method Statement	Acceptable details have been submitted in relation to these conditions. The conditions are therefore discharged in relation to the Sports & Community Infrastructure parcel only, in accordance with the approved details.
26 – Detailed Design of Roads	
10 – Materials	
84 – Facility Design	Acceptable details have been submitted in relation to the pavilion building only. The conditions are part-discharged for the pavilion building, in relation to the Sports & Community Infrastructure parcel, in accordance with the approved details.

Yours sincerely

Nick Chancellor
Development Delivery Manager

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 10 (Materials)	EPD Cedral Fibre Cement Slates Document	20/06/2025	Acceptable details have been submitted. The condition is discharged for the Sports & Community Infrastructure parcel only, in accordance with the approved details.
	Proposed North and West Elevations – Ref. 5709 20.32 Rev A		
	Section 278 Works Baird Road / Whitehall Drive Construction Details – Ref. 29462 XX – 403		
	Proposed South and East Elevations – 5709 20.31 Rev A	02/07/2025	
	External Building Materials – 6109 – Condition 3 Sheet 1 Rev A	16/09/2025	
	External Building Materials – 6109 – Condition 3 Sheet 2 Rev A		
	External Building Materials – 6109 – Condition 3 Sheet 3 Rev A		
	6109-M1-01 Outline Specification – Stage 3 – New Sports Pavilion – Rev C – 18-09-25	18/09/2025	
Condition No. 16 (AMS)	Arboricultural Method Statement dated April 2025 – SJA ams 24512-01	20/06/2025	Acceptable details have been submitted in relation to the sports pitches and tennis courts and these have been found acceptable by the WBC Trees & Landscape Officer. The condition is discharged for the Sports & Community Infrastructure parcel only, in accordance with the approved details.
Condition No. 26 (Detailed Design of Roads)	S278 Site Entrance – Ref. 4240536-1400 Rev P1 Section 278 Works Baird Road (Access 2) Access Plan – Ref. 29462 BR – 201 Section 278 Works Baird Road (Access 1) S278 Agreement Plan – Ref. 29462 BR – 202	20/06/2025	Acceptable details have been submitted. The condition is discharged for the Sports & Community Infrastructure parcel only, in accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
	Section 278 Works Baird Road Proposed Levels & Sections – Ref. 29462 BR – 203 Section 278 Works Whitehall Drive (Access 1) Access Plan – Ref. 29462 WD – 301 Section 278 Works Whitehall Drive (Access 1) S278 Agreement Plan – Ref. 29462 WD – 302 Section 278 Works Baird Road / Whitehall Drive Proposed Levels & Sections – Ref. 29462 WD – 303 Section 278 Works Baird Road / Whitehall Drive Site Location Plan – Ref. 29462 XX – 400 Section 278 Works Baird Road / Whitehall Drive Construction Details – Ref. 29462 XX – 403		
Condition No. 84 (Facility Design)	Proposed Site Plan – Ref. 6109 1110 Rev A Proposed Ground Floor Plan – 5709 20.01 Rev A Ground Floor Plan External Setting Out – 5709 21.10 Rev A Internal Wall Types – Ref. 5709 22.01 Rev A Ground Floor Plan Internal Setting Out – Ref. 5709 22.10 Rev A Proposed Roof Plan – Ref. 5709 27.01 Rev A Ground Floor Plan – Finishes – Ref. 5709- 49.10 Rev A Proposed Ground Floor Plan – Ref. 6109 1210 Roof Details – Ref. 6109 27.02 Rev C	20/06/2025	Acceptable details have been submitted with regard to the pavilion building. The condition is part-discharged for the pavilion building, in relation to the Sports & Community Infrastructure parcel, in accordance with the approved details. <u>Note 1:</u> this condition was partially approved in relation to the tennis courts details under application Ref. 250816. <u>Note 2:</u> approval of details is in relation to the specification of the pavilion building detailed design only. Revision of ecological enhancements as required by condition 6 of 223764 (Bats – New

Condition	Plan Number/Report Details	Date Received	Comments
	R10 Rainwater Drainage Systems – Specification Document (Alutec) External Wall Types – Ref. 5709 21.01 Rev A Proposed North and West Elevations – Ref. 5709 20.32 Rev A Proposed South and East Elevations – 5709 20.31 Rev B Proposed Sections – Ref. 6109 20.21 Rev C Floor Types – Ref. 5709 23.01 Rev B 6109-M1-01 Outline Specification – Stage 3 – New Sports Pavilion – Rev C – 18-09-25	 02/07/2025 18/09/2025	Pavilion Enhancements) is still under consideration as part of application Ref. 251459.