

Date: 26 June 2026
Application: 251982



WOKINGHAM
BOROUGH COUNCIL

Ms Linzi Melrose

Thistledown Barn
Holcot Lane
Sywell
Northampton
NN6 0BG

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Ms Linzi Melrose

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

Application Number: 251982

Applicant Name: Crest Nicholson

Site Address: Linear Park Phase 3a, Arborfield Garrison and Adjoining Land, Arborfield, Reading

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

- 10. Materials
- 12. Levels
- 14. Hard and soft landscaping scheme
- 15. Arboricultural implications assessment
- 17. Aged and veteran tree strategy
- 26. Detailed design of roads
- 28. Car parking
- 39. Fluvial flooding
- 40. Flood plain storage
- 41. Design floodplain modelling
- 42. Pedestrian access and egress
- 43. Drainage strategy plan and phasing plan
- 44. Surface water drainage scheme
- 45. Full details of the drainage system

A list of the agreed details for the conditions being discharged is set out below. To summarise, the submitted details are found to be satisfactory for those conditions outlined above. **The development must be carried out in accordance with the details hereby submitted and approved.**

Yours sincerely

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

Nick Chancellor
Development Delivery Manager

Application Number: 251982

Date: 26 June 2026

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 10 (Materials)	Substation drawing - P25-1483_DE_02 Landscape Master Plan - CREST24900 10 D Soft and Hard Landscape Proposals - CREST24900 11F-Sheet 1 of 2 Soft & Hard Landscape Proposals - CREST24900 11F-Sheet 2 of 2	22/05/2026 25/06/2026	Acceptable details submitted. The condition is discharged in relation to the Linear Park Phase 3a, in accordance with the approved details.
Condition No. 12 (Levels)	Road Contours - 19632-ARB-100-011 Rev G	23/06/2026	Acceptable details submitted. The condition is discharged in relation to the Linear Park Phase 3a, in accordance with the approved details.
Condition No. 14 (Hard and Soft landscaping)	Landscape Masterplan - CREST24900 10 D Soft and Hard Landscape Proposals - CREST24900 11F-Sheet 1 of 2 Soft & Hard Landscape Proposals - CREST24900 11F-Sheet 2 of 2 Soft Landscape Specification - CREST24900_Spec Rev A	25/06/2026 03/06/2026	Acceptable details submitted. The condition is discharged in relation to the Linear Park Phase 3a, in accordance with the approved details.
Condition No. 15 (AIA)	Arboricultural Implications Report by SJA trees, Ref. SJA air 25301-01a, April 2026	22/05/2026	Acceptable details submitted. The condition is discharged in relation to the Linear Park Phase 3a, in accordance with the approved details.
Condition No. 17 (Aged and veteran tree strategy)	Arboricultural Implications Report by SJA trees, Ref. SJA air 25301-01a, April 2026	22/05/2026	There are no Ancient or Veteran trees on or near this site. The condition is discharged in relation to the Linear Park Phase 3a, in

Condition	Plan Number/Report Details	Date Received	Comments
			accordance with the approved details.
Condition No. 26 (Detailed design of roads)			No further planning submission under this condition is required in respect to the Linear Park Phase 3a. It is noted that an application pursuant to the Reserved Matters for Parcel N will include highways details for this area, in conjunction with a section 38 application.
Condition No. 28 (Car parking)	Site Layout - P25-1483-DE-01-H-01	23/06/2026	There are no car spaces proposed within this section of the Linear Park Phase 3a. The condition is discharged in accordance with the approved details.
Condition No. 39 (Fluvial flooding)	Flood Risk Assessment Compliance Note by Woods Hardwick, Ref. 19632/FRA-C Issue 5, dated May 2026	22/05/2026	Acceptable details submitted. The condition is discharged in relation to the Linear Park Phase 3a, in accordance with the approved details.
Condition No. 40 (Floodplain Storage)	Flood Risk Assessment Compliance Note by Woods Hardwick, Ref. 19632/FRA-C Issue 5, dated May 2026	22/05/2026	Acceptable details submitted. The condition is discharged in relation to the Linear Park Phase 3a, in accordance with the approved details.
Condition No. 41 (Design floodplain modelling)	Flood Risk Assessment Compliance Note by Woods Hardwick, Ref. 19632/FRA-C Issue 5, dated May 2026	22/05/2026	Acceptable details submitted. The condition is discharged in relation to the Linear Park Phase 3a, in

Condition	Plan Number/Report Details	Date Received	Comments
			accordance with the approved details.
Condition No. 42 (Pedestrian access and egress)	Flood Risk Assessment Compliance Note by Woods Hardwick, Ref. 19632/FRA-C Issue 5, dated May 2026	22/05/2026	Acceptable details submitted. The condition is discharged in relation to the Linear Park Phase 3a, in accordance with the approved details.
Condition No. 43 (Drainage strategy plan and phasing plan)	Drainage Strategy Plan - 19632-ARB-100-014 Rev G Exceedance Flow Plan - 19632-ARB-100-014 Rev B	23/06/2026	Acceptable details submitted. The condition is discharged in relation to the Linear Park Phase 3a, in accordance with the approved details.
Condition No. 44 (Surface water drainage scheme)	Drainage Strategy Plan - 19632-ARB-100-014 Rev G Exceedance Flow Plan - 19632-ARB-100-014 Rev B	23/06/2026	Acceptable details submitted. The condition is discharged in relation to the Linear Park Phase 3a, in accordance with the approved details.
Condition No. 45 (Full details of the drainage system)	Drainage Strategy Plan - 19632-ARB-100-014 Rev G Exceedance Flow Plan - 19632-ARB-100-014 Rev B	23/06/2026	Acceptable details submitted. The condition is discharged in relation to the Linear Park Phase 3a, in accordance with the approved details.