

From: Benjamin Amey <Ben.Amey@wokingham.gov.uk>
Sent: 07 August 2025 10:21
To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>; Paul Dear <Paul.Dear@wokingham.gov.uk>
Subject: RE: 243087 - FW: Arborfield - District Centre - Conditions

Hi Nick,

Thanks for following up with Paul. Pleased to hear the s.38 plans meet his requirements and that Condition 26 is being discharged.

Kind regards

Ben Amey BSc, MCIHT
Principal Highway Development Officer
Wokingham Borough Council
Shute End
Wokingham, RG40 1BN

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Sent: 07 August 2025 09:37
To: Benjamin Amey <Ben.Amey@wokingham.gov.uk>; Paul Dear <Paul.Dear@wokingham.gov.uk>
Subject: RE: 243087 - FW: Arborfield - District Centre - Conditions

Morning Ben

Paul has confirmed with me that s.38 plans are now acceptable in respect to levels, road design, lighting. I will therefore discharge the corresponding planning conditions for the (Crest Nicholson) district centre spine roads.

Kind regards

Nick Chancellor
Development Delivery Manager
Wokingham Borough Council
Email: nick.chancellor@wokingham.gov.uk
Telephone: 07718 251286

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From: Nick Chancellor
Sent: 05 August 2025 15:41
To: Benjamin Amey <Ben.Amey@wokingham.gov.uk>; Paul Dear <Paul.Dear@wokingham.gov.uk>
Subject: RE: 243087 - FW: Arborfield - District Centre - Conditions

Afternoon Paul, Ben.

I'm told (by Crest) that s.38 plans for Arborfield District Centre are now agreed, or at least that the plans are agreed pending completion of the legal agreement.

Are you able to confirm if this is the case please? If so I will proceed discharge the highways construction details planning condition (outline condition 26).

Kind regards

Nick Chancellor
Development Delivery Manager
Wokingham Borough Council
Email: nick.chancellor@wokingham.gov.uk
Telephone: 07718 251286

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From: Benjamin Amey <Ben.Amey@wokingham.gov.uk>
Sent: 03 July 2025 12:18
To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Cc: Paul Dear <Paul.Dear@wokingham.gov.uk>
Subject: RE: 243087 - FW: Arborfield - District Centre - Conditions

Hi Nick,

I've completed the attached response and uploaded to NEC. I think some of the information Gordon requested is not included in the revised CEMP, so I have requested further information.

I have simply added comments in blue below each of the items Gordon requested confirming if they have been provided or not.

Kind regards

Ben Amey BSc, MCIHT
Principal Highway Development Officer
Wokingham Borough Council
Shute End
Wokingham, RG40 1BN

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From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Sent: 02 July 2025 13:57

To: Benjamin Amey <Ben.Amey@wokingham.gov.uk>

Cc: Paul Dear <Paul.Dear@wokingham.gov.uk>

Subject: RE: 243087 - FW: Arborfield - District Centre - Conditions

Thanks Ben. Not super urgent.

Nick Chancellor

Development Delivery Manager

Wokingham Borough Council

Email: nick.chancellor@wokingham.gov.uk

Telephone: 07718 251286

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Benjamin Amey <Ben.Amey@wokingham.gov.uk>

Sent: 02 July 2025 13:50

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Cc: Paul Dear <Paul.Dear@wokingham.gov.uk>

Subject: RE: 243087 - FW: Arborfield - District Centre - Conditions

Hi Nick,

Yes I can take a look at it. How urgent is it?

Kind regards

Ben Amey BSc, MCIHT

Principal Highway Development Officer

Wokingham Borough Council

Shute End

Wokingham, RG40 1BN

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From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Sent: 02 July 2025 12:45

To: Benjamin Amey <Ben.Amey@wokingham.gov.uk>

Cc: Paul Dear <Paul.Dear@wokingham.gov.uk>

Subject: 243087 - FW: Arborfield - District Centre - Conditions

Afternoon Ben

I wondered whether you might be able to assist me please – I've received an updated CEMP for Arborfield District Centre (RM approval 230872) which addresses previous comments from Gordon (attached for reference). The discharge of conditions reference for the CEMP is 243087. Would you be able to review this updated CEMP document please and advise if acceptable to discharge?

The applicant is also seeking to discharge technical details of highways construction / road design under the same conditions application (243087). I understand from @Paul Dear that these details are now agreed in all but name – just pending the s.38 being completed which is a formality. Email confirmation of this is attached. I therefore propose to discharge condition 26 (road design) and 57 (lighting) shortly.

Kind regards

Nick Chancellor

Development Delivery Manager
Wokingham Borough Council

Email: nick.chancellor@wokingham.gov.uk

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From: Jude Aggett <judeaggett@boyerplanning.co.uk>

Sent: 02 July 2025 11:41

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>; David Digby

<David.Digby@crestnicholson.com>; Lucy Carpenter

<LucyCarpenter@boyerplanning.co.uk>

Cc: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>; Connor Corrigan

<Connor.Corrigan@wokingham.gov.uk>; Chris Dykes

<Chris.Dykes@crestnicholson.com>; Adam Moody <adam@suttonland.co.uk>

Subject: RE: Arborfield - District Centre - Conditions

Hi Nick,

Please see the attached updated Arborfield DC CEMP. As requested, please see the below list of amendments from the previous iteration:

Revision and Dates and File Name revised.

Updated CEMP to show – Phase 1, Use of the haul road from Sheerlands Road for the Phase 1 works followed by closure of this and then Phase 2, Use of Stable Path / Princess Marina Drive for Phase 2 works.

Green Travel Plan: We have included additional content within Section 9: Green Travel Plan on Pages 9 and 10. Alongside the compound plans in Appendix A (Pg 14 and 15) this provides details of proposed sustainable methods of managing construction traffic etc.

Poor resolution diagram: Refer to the attached direct.

I trust this will now satisfy your concerns on the Arborfield DC CEMP.

Please get in touch if you have any questions.

Kind regards,

Jude Aggett

Planner

Boyer

t [01344 753145](tel:01344753145) m [07708 297 784](tel:07708297784)

From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Sent: 25 June 2025 17:06

To: David Digby <David.Digby@crestnicholson.com>; Lucy Carpenter

<lucycarpenter@boyerplanning.co.uk>; Jude Aggett

<judeaggett@boyerplanning.co.uk>

Cc: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>; Connor Corrigan

<Connor.Corrigan@wokingham.gov.uk>; Chris Dykes

<Chris.Dykes@crestnicholson.com>; Adam Moody <adam@suttonland.co.uk>

Subject: RE: Arborfield - District Centre - Conditions

CAUTION: This email originated from outside of the organisation - please exercise care with links and attachments

Good afternoon all

I received an updated CEMP via Jude yesterday afternoon, although I note the document is still marked "Revision D" and dated 01/05/2025 (on the front cover) - the file name refers to yesterday's date however. Nevertheless, I can see there are some changes in this new file (including reference to the use of Stable Path as a construction entrance) so clearly it has evolved from the "revision D" (also dated 01.05.25) that was previously submitted. It would have been helpful for this new version to have been accompanied by an explanation setting out how the document has been revised since the previous iteration. Would someone be able to pull that together for me please?

I've re-attached initial Highway comments on the first CEMP for reference. Those comments had requested a Green Travel Plan, later acknowledged by Lucy further

down this email chain (25/03). I am not immediately seeing this when searching the document – please clarify if this has been included.

David suggests below some measures re: the setting back of gates (which echo the initial WBC highways comments), as well as measures to actively manage access/egress. Please can you clarify if these elements are reflected in the diagram on page 13 (pasted below) or described elsewhere in the report? The diagram is poor resolution and difficult to make anything out for definite. If there are some new measures proposed to safeguard residential amenity (particularly for those living in parcel P), I'm not sure where in the document we would find this...

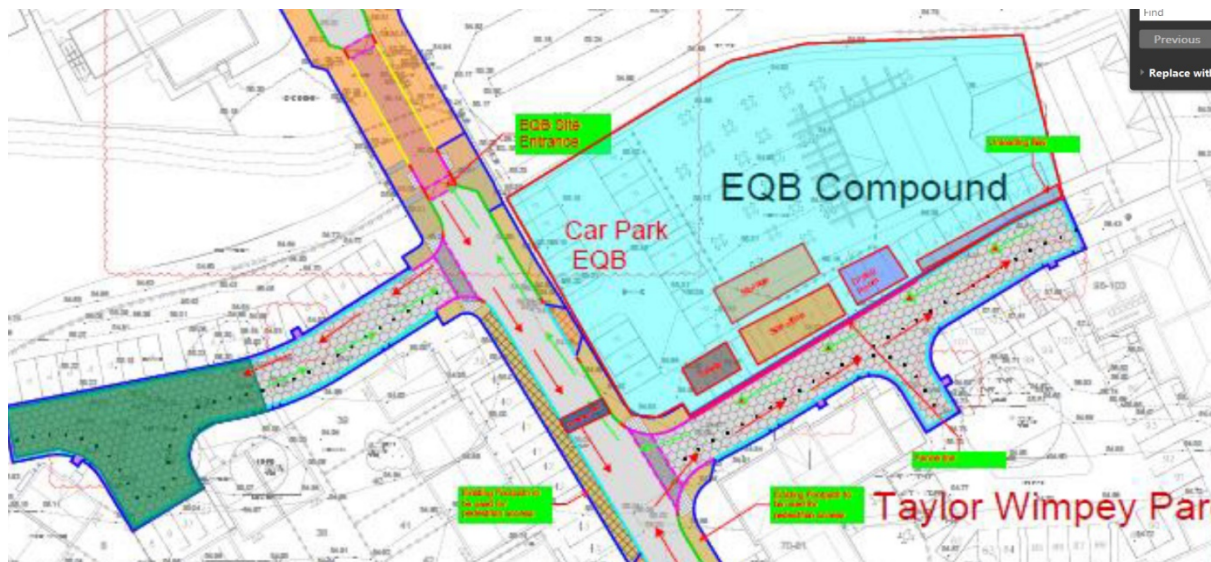
Kind regards

Nick Chancellor

Development Delivery Manager
Wokingham Borough Council

Email: nick.chancellor@wokingham.gov.uk

Telephone: 07718 251286



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From: David Digby <David.Digby@crestnicholson.com>

Sent: 29 May 2025 13:01

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>; Lucy Carpenter <lucycarpenter@boyerplanning.co.uk>; Jude Aggett <judeaggett@boyerplanning.co.uk>

Cc: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>; Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>; Chris Dykes <Chris.Dykes@crestnicholson.com>; Adam Moody <adam@suttonland.co.uk>

Subject: RE: Arborfield - District Centre - Conditions

Hi Nick

Thank you for your comments. As agreed with Suraj, we're getting the CEMP updated and will incorporate your comments.

Stable Path is an entirely appropriate route into the site – it has been an active construction site until just 4 months ago and will provide a permanent route into the District Centre so residents have occupied in the knowledge that there will be regular traffic entering and leaving the District Centre along this road in perpetuity.

Following our discussion with Suraj, Chris arranged on Monday morning to set the gates back to reduce disturbance to the neighbours from standing traffic and Equibuild have implemented new measures to actively manage this.

We'll get the revised CEMP over to you asap.

Kind regards

David

David Digby MRICS
Development Project Director

Crest Nicholson Chiltern
Building 1, Abbey View, St Albans, AL1 2QU
M: 07977 844694
www.crestnicholson.com

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From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Sent: 27 May 2025 15:51

To: Lucy Carpenter <lucycarpenter@boyerplanning.co.uk>; Jude Aggett <judeaggett@boyerplanning.co.uk>; David Digby <David.Digby@crestnicholson.com>

Cc: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>; Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>

Subject: [EXTERNAL] FW: Arborfield - District Centre - Conditions

Good afternoon all

I note a revised CEMP dated 01.05.25 was issued, following LPA comments dated 30.12.24 and issued on 23.01.25. Highways at that time had specifically sought further information in respect to condition 27 (construction access).

The latest iteration of the CEMP (condition 65) at appendix A refers to a site entrance off Sheerlands Road – a haul road which I understand has since/recently been removed. The latest CEMP (not yet an approved document) does not seek to make use of Stable Path as a site access.

We now find ourselves in a position where Stable Path is being used, with contractors arriving early and causing disturbance to residents in parcel P. It doesn't seem fair to expect residents to have to put up with this – construction / contractor vehicles should not be waiting / queueing in this location (particularly when this is outside of working hours (regardless of when work actually starts)).

Can an alternative arrangement be found? For example, could the access gate be moved further into the site to maintain a greater distance to parcel P? At the very least there will need to be more active management to prevent the problems that have recently been reported. It is appreciated that this may need to evolve over time as the site gets built out – access arrangements should be dynamic.

Please can some further thought go into this? A more substantive plan will need to be submitted in respect to both the CEMP and outline condition 27, reflecting the current situation on the ground (and how this will change over time).

Kind regards

Nick Chancellor

Development Delivery Manager
Wokingham Borough Council

Email: nick.chancellor@wokingham.gov.uk

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From: Jude Aggett <JudeAggett@boyerplanning.co.uk>

Sent: 01 May 2025 15:38

To: Lucy Carpenter <LCarpenter@lrg.co.uk>; Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Subject: RE: Arborfield - District Centre - Conditions

Hi Nick,

I hope you are well.

Please see the finalised CEMP and Road Condition Survey in the following SP folder: [250501 Updated CEMP and Road Condition Survey](#)

Kind regards,

Jude Aggett
Planner

Boyer
t [01344 753145](tel:01344753145) m [07708 297 784](tel:07708297784)

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From: Lucy Anderson <LucyAnderson@boyerplanning.co.uk>

Sent: 25 March 2025 16:39

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Cc: Jude Aggett <JudeAggett@boyerplanning.co.uk>

Subject: RE: Arborfield - District Centre - Conditions [Filed 25 Mar 2025 16:39]

Good afternoon Nick,

Further to the emails below, I have been sent the attached which shows the location of the site compound and wheel washing facilities. I understand that the site compound is fully operational and has dedicated parking.

These details are being picked up and reflected within the CEMP, it is being updated to also incorporate the Green Travel Plan as requested by Gordon, and we will look to issue the updated document asap.

Many thanks
Lucy

Lucy Anderson
Associate Director
Boyer
t [01344 753 133](tel:01344753133) m [07542 268 150](tel:07542268150)

From: Lucy Anderson <LucyAnderson@boyerplanning.co.uk>

Sent: 13 March 2025 10:22

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Subject: RE: Arborfield - District Centre - Conditions [Filed 24 Mar 2025 08:34]

Good morning Nick,

Thanks for your email, they are updating the CEMP to reflect Gordon's comments and I am hoping to submit this back to you shortly; but I will raise the note about complaints with the team and ask about the site compound, will revert back shortly.

Many thanks,
Lucy

Lucy Anderson
Associate Director
Boyer
t [01344 753 133](tel:01344753133) m [07542 268 150](tel:07542268150)

From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Sent: 12 March 2025 14:57
To: Lucy Anderson <LucyAnderson@boyerplanning.co.uk>
Subject: RE: Arborfield - District Centre - Conditions

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Good afternoon Lucy

Are you able to update me please on the District Centre CEMP (243087), following Gordon Adam's comments issued on 23/01.

We have been receiving complaints from members and residents about mud on the road, inconsiderate parking by contractors on roads they shouldn't be on, etc so all the more important this is resolved asap. It would also be helpful to understand the current status of the site compound – is it now fully set up / operational etc with on-site parking?

Kind regards

Nick Chancellor
Development Delivery Manager
Wokingham Borough Council
Email: nick.chancellor@wokingham.gov.uk
Telephone: 07718 251286

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From: Nick Chancellor
Sent: 23 January 2025 16:32
To: Lucy Anderson <LucyAnderson@boyerplanning.co.uk>
Subject: RE: Arborfield - District Centre - Conditions

Afternoon Lucy

241472 – good to go, please see attached decision letter.

243087 –see attached consultee comments received to date. I am expecting Ray to comment too and will chase. Given the importance and complexity of the landscaping it may be worth us having a meeting including Ray/Catherine and Murdoch Wickham rather than trying to resolve through correspondence.

Regards

Nick Chancellor

Development Delivery Manager
Wokingham Borough Council

Email: nick.chancellor@wokingham.gov.uk

Telephone: 07718 251286

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From: Lucy Anderson <LucyAnderson@boyerplanning.co.uk>

Sent: 23 January 2025 12:34

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Subject: Arborfield - District Centre - Conditions

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Hi Nick,

I hope you're well.

Are you able to provide an update on the following condition submissions in relation to the District Centre please?

Application Ref. 241472 - RM Condition 9 (Road Safety Audit)

Application Ref. 243087 - Outline Conditions 14 (Landscaping); 26 (Road Design); 27 (Construction Access); 47 (Wetland Features); 57 (Lighting) and 65 (CEMP)

Many thanks,
Lucy

Lucy Anderson

Associate Director

r

T [01344 753 133](tel:01344753133)

M [07542 268 150](tel:07542268150)

L [linkedin.com/boyer](https://www.linkedin.com/company/boyerplanning)

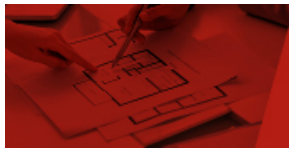
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