

**Date:** 27 February 2026  
**Application:** 250886



**WOKINGHAM**  
**BOROUGH COUNCIL**

Kevin Paldano  
Taylor Wimpey West London  
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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          | <p>T-PRE-PR109183-KT-D2-RevF<br/>- Tree pit system</p> <p>TWWL24782 11 C - Sheet 1<br/>TWWL24782 11 C - Sheet 2<br/>TWWL24782 11 C - Sheet 3<br/>TWWL24782 11 C - Sheet 4<br/>TWWL24782 11 C - Sheet 5<br/>TWWL24782 11 C - Sheet 6<br/>TWWL24782 Landscape Specification</p> <p>22585-23-01 B C3 - External Works Layout<br/>22585-23-02 B C3 - External Works Layout<br/>22585-23-03 B C3 - External Works Layout</p> | February 9 <sup>th</sup> , 2025                                     | <p>Part-discharged.</p> <p>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).</p> |
| Condition No. 26. Detailed design of Roads.                 | n/a                                                                                                                                                                                                                                                                                                                                                                                                                     | 28 April 2025                                                       | <p>S38 technical details under review.</p> <p>Condition is not discharged.</p>                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Condition No. 58. Contaminated Land.                        | <p>Contaminated land report (Wilson Bailey, Reference: J2252), dated: April 2023</p> <p>Remediation Method Statement (RSK Geosciences Reference: 305517-R01 (00), Dated: May 2025).</p>                                                                                                                                                                                                                                 | <p>28 April 2025</p> <p>12 May 2025</p>                             | <p>The condition is discharged for the areas specified in the site location plan within the remediation method statement.</p>                                                                                                                                                                                                                                                                                                                                                                              |
| Condition No. 65. Construction Environment Management Plan. | <p>Construction Environmental Management Plan (Arborfield District Centre Parcels A, B, C &amp; D) – Rev A4</p> <p>Compound and Haul road layout</p> <p>P21-2598_DE_05W-Build Phasing Plan</p>                                                                                                                                                                                                                          | <p>07 July 2025</p> <p>05 December 2025</p> <p>03 February 2025</p> | <p>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”.</p>                                                                                                                                                                                                                                                                                    |

| 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. |