



Boyer

28 August 2026
Our Ref: 24.1040

Building 1
Meadows Business Park
Blackwater
Camberley
GU17 9AB

Ms. Baldeep Pulahi
Senior Planning Officer
Development Delivery Team
Wokingham Borough Council
Civic Offices
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Planning Portal Reference: PP-15114852

Dear Baldeep,

Re: Submission Under the Town and Country Planning Act 1990 (as amended) for a Reserved Matters Planning Application in relation to Linear Park Phase 3 at Arborfield Green

On behalf of our client, Crest Nicholson Operations Ltd. ('Crest'), we are pleased to submit a Reserved Matters planning application in relation to the proposed Linear Park Phase 3 at Arborfield Green.

The proposed development would comprise much needed sustainable new green space, play and community facilities, and allotments for new and existing residents to enjoy.

The Linear Park within which the site is located is an integral part of the site-wide green infrastructure network, connecting the eastern and north-western extents of Arborfield Green with the District Centre. It is intended to provide a variety of open and amenity spaces, supporting the leisure and social lifestyle of both existing and new communities.

The Site is situated within the central core of the wider Arborfield Green development. The delivery of the Linear Park has been phased, with Phases 1 and 4 already delivered and Phase 2 currently being delivered as part of the District Centre. Linear Park Phase 3 represents the final element of the strategic green infrastructure network to be delivered.

This application seeks Reserved Matters approval for access, appearance, landscaping, layout and scale in accordance with Condition 3 of the Hybrid planning permission (Ref. O/2014/2280).

The proposed development comprises:

- The creation of the Northern SANG Extension, including new planting, meadow grassland, a wildlife pond and pedestrian and cycle routes;
- Provision of a Neighbourhood Equipped Area of Play (NEAP) and a Skate Park;



- Delivery of 29 allotment plots, alongside associated sheds, composting facilities, community space and parking; and
- Supporting landscaping, footpaths, cycleways and drainage infrastructure.

This application seeks Reserved Matters approval for access, appearance, landscaping, layout and scale in accordance with Condition 3 of the hybrid planning permission (Ref. O/2014/2280).

The description of development, as set out on the application form, is as follows:

'Application for approval of Reserved Matters pursuant to O/2014/2280. The Reserved Matters (access, appearance, landscaping, layout and scale to be considered) comprises details of the Linear Park Phase 3 including the Northern SANG Extension, the provision of a Neighbourhood Equipped Area of Play (NEAP), a Skate Park and allotments, alongside associated landscaping, footpaths, parking and drainage.'

Application Documents and Application Fee

A list of the application documents and drawings which have been submitted in support of this application is set out below:

Drawing/Document Reference	Consultant
Application Form	Boyer
CIL Form	
Covering Letter	
Planning Statement (April 2026)	
Planning Conditions Statement (August 2026)	
Application Boundary (14558/SANGX/LS/5000 Rev P9)	Murdoch Wickham
Allotment Area D Landscape Plan (14558/SANGX/LS/5001 Rev P11)	
SANG Extension Landscape Plan (14558/SANGX/LS/5002 Rev P11)	
NEAP & Skatepark Landscape Plan (14558/SANGX/LS/5003 Rev P10)	
Overall Landscape Masterplan (14558/SANGX/LS/5004 Rev P14)	
Design and Access Statement (14558/SANGX/LS/5005 P3)	
Arboricultural Implications Report dated August 2026 (Ref. SJA air 26113-01)	SJA Trees
Written Scheme of Investigation for an Archaeological Evaluation and Watching Brief dated August 2026	MOLA



Surface Water Drainage Design – Drainage Statement (Ref. AP/ST/0777/7715 Rev A)	MJA Consulting
Footpath/Cycleway Drainage & Level Design – Technical Note (Ref. KTG/ST/26:0629/7715)	
Overall Layout and Location Plan (7715-MJA-SW-XX-DR-C-001 Rev P3)	
Raised Footpath/Cycleway Details (7715-MJA-SW-XX-DR-C-200 Rev P3)	
Allotment Access & Drainage Details (7715-MJA-SW-XX-DR-C-201 Rev P2)	
Allotment SUV Tracking (7715-MJA-SW-XX-DR-C-202 Rev P1)	
Allotment & Fire Refuse Tracking (7715-MJA-SW-XX-DR-C-203 Rev P1)	
Ecological Mitigation Strategy dated August 2026	Ecosupport
Landscape & Ecological Management Plan dated August 2026	
S38 Adoptable Lighting (Ref. 03-24-S38-LO-D)	It Does Lighting
Horizontal Illuminance Lux Calculation (Ref. 03-24-S38-LO-D)	

The application fee of £610 has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgement and validation of this application and trust you have sufficient information to favorably consider this Reserved Matters application. Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely,

Jude Aggett

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Senior Planner

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