

Date: 19 August 2026
Application: 243087



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Mr Jude Aggett

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

Application Number: 243087

Applicant Name: Crest Nicholson Operations Limited

Site Address: Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire

Proposal: Application for submission of details to comply with the following condition of planning consent O/2014/2280 (140977) dated 01/04/2015. Condition 12 relates to levels (part discharge), 14 to hard and soft landscaping scheme (part discharge); 26 to detailed design of roads (part discharge); 27 to construction accesses; 46 to wetland features; 57 to lighting; 65 to construction environmental management plan (part discharge).

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 12, 14, 26, 27, 46, 57 and 65. These conditions are part-discharged (i.e. in relation only to the aspects of the site the plans correspond directly to).

Yours sincerely

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

Development Delivery Manager

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 12 (Levels)	As per plans listed under conditions 14 and 26.		The condition is discharged for the development areas the plans relate to, in accordance with the approved details.
Condition No. 14 (Landscaping)	29556 - 101(1D) - Preliminary Levels Layout (Sheet 1 of 2) 29556 - 101(2) - Preliminary Levels Layout (Sheet 2 of 2) Linear Park Phase 2 planting Plan – 150/GI/200 P4 LEAP Play Area Planting Plan – 150/GI/206 P1 LEAP Play Areas Plan – 150/GI/207 P7 High Street Hard Landscape Plan – 1501/GI/101 P3 High Street Pond General Profiles – 1501/GI/102 P3 High Street Planting Plan – 1501/GI/204 P3 Landscape Details Sheet 01 – 1501/GI/300 P2 Typical Tree Pit Details drawing – 1501/012 C3 Feature Pond Planting Plan – 1501/GI/202 P2 C70 SUDs Planting Plan – 1501/GI/202 P1 C71 SUDs Planting Plan – 1501/GI/203 P1 District Centre Attenuation Basins – Central General Arrangement – 60312043/CIV/DC/3100 P02 District Centre Attenuation Basins – Central Long sections Sheet 1 - 60312043/CIV/DC/3101 P02 District Centre Attenuation Basins – Central Long sections Sheet 2 -	Various received dates – see planning register (website)	The condition is discharged for the village green and high street landscape areas shown within the submitted drawings. Note that the approved plans supersede plans previously considered under DoC application 181836.

Condition	Plan Details	Number/Report	Date Received	Comments
	60312043/CIV/DC/3102 P02 District Centre Attenuation Basins – Parcel D General Arrangement – 60312043/CIV/DC/3105 P02 District Centre Attenuation Basins – Parcel D Long sections – 60312043/CIV/DC/3106 P02 1501-GI-400 P1 Horticultural Specification 1501-GI-401 P2 Landscape Management Maintenance Plan CAS30947-RPS-SI-00-DR-S-0400 - Pedestrian Bridge and Abutment Details Installation guide - Recycled Plastic Spindle Parapet RPS Group 230226NH36 - Bison Bridges			
Condition No. 26 (Highway detailed design)	Highway General Arrangement Sheet 1 of 2 – Ref. 60312043/CIV/DC/1000 Rev P08		Various received dates – see planning register (website)	The condition is discharged for the highway development phase the plans relate to, in accordance with the approved details.

Condition	Plan Details	Number/Report	Date Received	Comments
	Highway General Arrangement Sheet 1 of 2 – Ref. 60312043/CIV/DC/1000 Rev P08			
	Highway General Arrangement Sheet 2 of 2 – Ref. 60312043/CIV/DC/1001 Rev P05			
	Highway Agreement Plan Sheet 1 of 2 – Ref. 60312043/CIV/DC/1010 Rev P06			
	Highway Agreement Plan Sheet 2 of 2 – Ref. 60312043/CIV/DC/1011 Rev P05			
	Highway Visibility Sheet 1 of 2 – Ref. 60312043/CIV/DC/1020 Rev P05			
	Highway Visibility Sheet 2 of 2 – Ref. 60312043/CIV/DC/1021 Rev P04			
	Highway Drainage Plan Sheet 1 of 2 – Ref. 60312043/CIV/DC/1050 Rev P05			
	Highway Drainage Plan Sheet 2 of 2 – Ref. 60312043/CIV/DC/1051 Rev P05			
	Highway Construction Details Sheet 1 – Ref. 60312043/CIV/DC/1060 Rev P04			
	Highway Construction Details Sheet 2 – Ref. 60312043/CIV/DC/1061 Rev P05			
	Highway Construction Details Sheet 3 – Ref. 60312043/CIV/DC/1062 Rev P01			
	Highway Construction Details Sheet 4 – Ref. 60312043/CIV/DC/1063 Rev P01			
	Highway Cross-Sections Sheet 1 – Ref. 60312043/CIV/DC/1100 Rev P05			
	Highway Cross-Sections Sheet 2 – Ref. 60312043/CIV/DC/1101 Rev P04			

Condition	Plan Details	Number/Report	Date Received	Comments
	Highway Cross-Sections Sheet 3 – Ref. 60312043/CIV/DC/1102 Rev P05			
	Highway Cross-Sections Sheet 4 – Ref. 60312043/CIV/DC/1103 Rev P05			
	Highway Contours Sheet 1 of 2 - Ref. 60312043/CIV/DC/1110 Rev P05			
	Highway Contours Sheet 2 of 2 - Ref. 60312043/CIV/DC/1111 Rev P04			
	Highway Swept Paths Sheet 1 – Ref. 60312043/CIV/DC/1120 Rev P05			
	Highway Swept Paths Sheet 2 – Ref. 60312043/CIV/DC/1121 Rev P05			
	Highway Swept Paths Sheet 3 – Ref. 60312043/CIV/DC/1122 Rev P04			
	Highway Swept Paths Sheet 4 – Ref. 60312043/CIV/DC/1123 Rev P05			
	Highway Swept Paths Sheet 5 – Ref. 60312043/CIV/DC/1124 Rev P04			
	Highway Swept Paths Sheet 6 – Ref. 60312043/CIV/DC/1125 Rev P05			
	Highway Swept Paths Sheet 7 – Ref. 60312043/CIV/DC/1126 Rev P04			
	Highway Swept Paths Sheet 8 – Ref. 60312043/CIV/DC/1127 Rev P04			
	Highway Swept Paths Sheet 9 – Ref. 60312043/CIV/DC/1128 Rev P03			
	Highway Swept Paths Sheet 10 – Ref. 60312043/CIV/DC/1129 Rev P03			

Condition	Plan Details	Number/Report	Date Received	Comments
	Highway Signs and Markings Sheet 1 of 2 – Ref. 60312043/CIV/DC/1130 Rev P05			
	Highway Signs and Markings Sheet 2 of 2 – Ref. 60312043/CIV/DC/1131 Rev P05			
	Highway Street Lighting Sheet 1 of 2 – Ref. 60312043/CIV/DC/1140 Rev P04			
	Highway Street Lighting Sheet 2 of 2 – Ref. 60312043/CIV/DC/1141 Rev P03			
	Combined Highway and Drainage Longsections – Sheet 1 – Ref. 60312043/CIV/DC/4000 Rev P03			
	Combined Highway and Drainage Longsections – Sheet 2 – Ref. 60312043/CIV/DC/4001 Rev P03			
	Combined Highway and Drainage Longsections – Sheet 3 – Ref. 60312043/CIV/DC/4002 Rev P02			
	Combined Highway and Drainage Longsections – Sheet 4 – Ref. 60312043/CIV/DC/4002 Rev P02			

Condition No.27 (Construction Access)	CEMP (August 2025)	13 August 2025	The condition is discharged for the highway / infrastructure development phase described within the corresponding CEMP document only, in accordance with the approved details.
Condition No. 46 (Wetland Features)	Refer to plans listed under condition 14	Various received dates – see planning register (website)	The condition is discharged for wetland features within this development phase
Condition No. 57 (Lighting)	Highway Street Lighting Sheet 1 of 2 – Ref. 60312043/CIV/DC/1140 Rev P04 Highway Street Lighting Sheet 2 of 2 – Ref. 60312043/CIV/DC/1141 Rev P03	6 December 2024	The condition is discharged in respect to the lighting shown in the highway street lighting (sheet 1 and 2) drawings only.
Condition No. 65 (CEMP)	CEMP (August 2025)	13 August 2025	The condition is discharged for the development described within the corresponding CEMP document only, in accordance with the approved details. Note: A separate CEMP applies to the Taylor Wimpey residential / high street development (see DoC reference 250886). A CEMP in respect to the Sainsbury's supermarket development phase has been discharged under DoC reference 250872.