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**WOKINGHAM
BOROUGH COUNCIL**

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By email only

Dear Mr Jude Aggett,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF RESERVED
MATTERS APPROVAL 223764 DATED 12/06/2024. IN RELATION TO SPORTS
AND COMMUNITY INFRASTRUCTURE.**

Applicant: Crest Nicholson (Chiltern)

Site Address: Sports and Community Infrastructure, West and East of, Princess
Marina Drive, Reading, RG2 9BH

Condition Reference: 250756; 251326; 251459

This letter provides an update on the approval of details pursuant to conditions of Reserved Matters Approval 223764 in respect of Sports and Community Infrastructure parcel at Arborfield Green.

The attached schedule sets out the current position regarding submission and approval of details in respect of Reserved Matters (223764) conditions: 3 (materials); 4 (levels); 5 (bat licence); 6 (Bats – New Pavilion Enhancements); 7 (Landscape Management Plan); 11 (Cycle Parking); 12 (Access); 13 (Allotments); 14 (Archaeology) & 15 (Car Park Lighting).

For avoidance of doubt those conditions that do not require submission and approval of further details have been listed as such.

In summary, in relation to Sports and Community Infrastructure parcel – Reserved Matters conditions:

- Acceptable details have been received in relation to Conditions 3, 4, 5, 7, 11, 14 & 15.
- Additional information is required in relation to Condition 12.
- Details submitted in relation to Conditions 6 and 13 are currently under consideration.
- No details have been submitted in relation to Condition 10. These details are now required.

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition, including where the submitted details are sufficient to partially discharge conditions. If you have any queries, please contact the case officer, Adriana Gonzalez.

Yours sincerely



Nick Chancellor
Development Delivery Manager

Enclosure: Schedule of Reserved Matters conditions

Conditions of 223764	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 Compliance with Outline permission				No submission required		
Condition 2 Approved Plans				No submission required		
Condition 3 Pavilion Building Detailed Design	Cover Letter – Boyer, Ref. 22.1008/JA, June 2025 Construction Details – Condition 3 – 6109 Con3-01 Proposed Site Plan – 6109 1110 Rev A Proposed Ground Floor Plan – 5709 20.01 Rev A Ground Floor Plan External Setting Out – 5709 21.10 Rev A Internal Wall Types – 5709 22.01 Rev A Ground Floor Plan Internal Setting Out – 5709 22.10 Rev A Floor Types – 5709 23.01 Rev B Proposed Roof Plan – 5709 27.01 Rev A Ground Floor Plan – Finishes – 5709 49.10 Rev A Proposed Ground Floor Plan – 6109 1210 Proposed Sections – 6109 20.21 Rev C Roof Details – 6109 27.02 Rev C R10 Rainwater Drainage Systems – Specification Document (Alutec) External Wall Types – 5709 21.01 Rev A	19/06/2025	251459	Prior commencement	Approved. <u>Note:</u> approval of details is in relation to the specification of the pavilion building detailed design only including external materials, as required by condition 3. Revision of ecological enhancements as required by condition 6 (Bats – New Pavilion Enhancements) is still under consideration.	18/09/2025

Sports and Community Infrastructure, Altonfield Green						
Conditions of 223764	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Proposed South and East Elevations – 5709 20.31 Rev B					
	Proposed North and West Elevations – 5709 20.32 Rev A					
	External Building Materials – 6109 – Condition 3 Sheet 1 Rev A	16/09/2025				
	External Building Materials – 6109 – Condition 3 Sheet 2 Rev A					
	External Building Materials – 6109 – Condition 3 Sheet 3 Rev A					
	6109-M1-01 Outline Specification – Stage 3 – New Sports Pavilion – Rev C – 18-09-25	18/09/2025				
Condition 4 Sports Equipment and Storage	Cover Letter – Boyer, Ref. 22.1008, March 2025 Outdoor LED Tennis Lighting Design – Luminance Pro Lighting Systems Ltd, Ref. 5916 Tennis Courts – Schedule of Work, Sutton Land	26/03/2025	250756	Prior to site being brought into use or occupied	Partially discharged – details approved in relation to the tennis courts only. <u>Note:</u> In accordance with the condition wording, details are still required to be submitted for the rest of sports equipment (i.e. cricket nets, storage containers and goal posts).	18/09/2025
Condition 5 Bats - Licence	Cover Letter – Boyer, Ref. 22.1008, May 2025 Bat Licence Registration Confirmation email from Natural England, dated 15/04/2025	04/06/2025	251326	Prior to demolition of the cricket pavilion	Approved.	17/07/2025
Condition 6 Bats – New Pavilion Enhancements	Cover Letter – Boyer, Ref. 22.1008, March 2025 Bat Mitigation Plan – CREST24739_BMP	26/03/2025	250756	Prior to works above slab level	Under consideration.	
Condition 7 Landscape Management Plan	Cover Letter – Boyer, Ref. 22.1008, March 2025	26/03/2025	250756	Prior to sports pitches being brought into use	Approved.	18/09/2025
	Sports Pitches Landscape Management & Maintenance Plan, Ref. 14558/SP/LS/5704 Rev C2, July 2025	28/07/2025				
Condition 8 Parking				No submission required		

Conditions of 223764	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 9 Turning Space				No submission required		
Condition 10 Parking Management Strategy				Prior to sports pitches being brought into use	Details are required before the sports pitches are first brought into use.	
Condition 11 Cycle Parking	Cover Letter – Boyer, Ref. 22.1008/JA, June 2025 Arborfield Sports Pavilion – New Cycle Rack Specification and Details Arborfield Sports Pavilion – New Cycle Shelter Specification and Details	19/06/2025	251459	Prior to above ground construction of new pavilion building and play facilities	Approved.	18/09/2025
Condition 12 Access	Cover Letter – Boyer, Ref. 22.1008/JA, June 2025 S278 Site Entrance – Ref. 4240536-1400 Rev P1	19/06/2025	251459	Prior commencement	Requires additional information. Please refer to email dated 09.09.25.	
Condition 13 Allotments	Allotment Area C Soiling Plan – 14558/SP/LS/5053 Rev C2 Allotment Area C Hard Landscape Plan – 14558/SP/LS/5054 Rev C2 Allotment Area C Setting Out Plan – 14558/SP/LS/5056 Rev C12	26/03/2025	250756	Prior construction of allotments	Under consideration.	
	Allotment Area C Planting Plan – 14558/SP/LS/5006 Rev P2	28/07/2025				
Condition 14 Archaeology	Cover Letter – Boyer, Ref. 22.1008, May 2025	04/06/2025	251326	Prior commencement	WSI approved, condition partially discharged <u>Note:</u> In accordance with the condition wording and recommendations within the WSI, further submissions are required for a report to be produced to provide a full record of the deposits evaluated.	17/07/2025
	Written Scheme of Investigation for an Archaeological Evaluation - Pre-Construct Archaeology Ltd, v5, 02.07.25	16/07/2025				
Condition 15 Car Park Lighting	Cover Letter – Boyer, Ref. 22.1008/JA, June 2025	19/06/2025	251459	Prior commencement of car parks	Approved.	18/09/2025
	Luminaire Schedule - 250046-ROL-ZZ-XX-SH-E-73-0001-D2-P03	16/09/2025				
	Electrical Building Service - 250046-ROL-ZZ-00-DR-E-73-0001-D2 Rev P04					

