



Boyer

28 August 2026
Our Ref: 24.1040

Building 1
Meadows Business Park
Blackwater
Camberley
GU17 9AB

Baldeep Pulahi
Senior Planning Officer
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

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Planning Portal Reference: **PP-15147581**

Dear Baldeep,

Re: Application to Discharge Details Reserved by Condition in Relation to the Linear Park Phase 3 at Arborfield Green pursuant to Hybrid Planning Permission O/2014/2280

On behalf of our client, Crest Nicholson ('Crest'), we are pleased to submit this formal application to discharge conditions pursuant to the Hybrid planning permission (Ref. O/2014/2280) – specifically in relation to the Linear Park Phase 3.

The information submitted as part of this application complements the Reserved Matters planning application for Linear Park Phase 3 which has been submitted concurrently with this application.

The conditions which the application seeks to discharge in relation to the Linear Park Phase 3 area only are:

- Condition 12 – Levels & Measured Survey
- Condition 14 – Hard/Soft Landscaping Scheme
- Condition 15 – Arboricultural Implications Assessment
- Condition 16(i) – Retention of Trees
- Condition 17 – Aged and Veteran Tree Mitigation Strategy
- Condition 18 – Landscape and Ecological Management Plan
- Condition 19 – Hedgerow Mitigation and Compensation Strategy
- Condition 20 – Bat Mitigation Strategy
- Condition 21 – Reptile Mitigation Strategy
- Condition 22 – Ecological Permeability
- Condition 23 – Non-Native Species Management Plan
- Condition 40 – Compensatory Storage
- Condition 41 – Design Floodplain Model



- Condition 43 – Foul/Surface Water
- Condition 44 – Sustainable Drainage
- Condition 45 – Full Drainage System
- Condition 46 – Wetland Features
- Condition 57 – Lighting
- Condition 80 – Archaeology in the SANGs

Application Documents and Application Fee

The following application documents and drawings have been submitted in support of this application:

Document Title	Responsible Consultant
Application Form	Boyer
Conditions Covering Letter	Boyer
Planning Conditions Statement	Boyer
Allotment Area D Layout Plan (Ref. 14558-SANGX-LS-5001 P11)	Murdoch Wickham
SANG Extension Landscape Plan (Ref. 14558-SANGX-LS-5002 P11)	Murdoch Wickham
NEAP & Skatepark Landscape Plan (Ref. 14558-SANGX-LS-5003 P10)	Murdoch Wickham
Overall Landscape Masterplan (Ref. 14558-SANGX-LS-5004 P14)	Murdoch Wickham
Written Scheme of Investigation for an Archaeological Evaluation and Watching Brief dated August 2026	MOLA
Ecological Mitigation Strategy dated August 2026	Eco Support
Landscape and Ecological Management Plan dated August 2026	Eco Support
Surface Water Drainage Design – Drainage Statement (Ref. AP/ST/0777/7715 Rev A)	MJA
Footpath/Cycleway Drainage & Level Design Technical Note (Ref. KTG/ST/26:0629/7715)	MJA
Overall Layout and Location Plan (Ref. 7715-MJA-SW-XX-DR-C-001 P3)	MJA
Footpath Bridleway Detail (Ref. 7715-MJA-SW-XX-DR-C-200 P3)	MJA



Allotment Access and Drainage Details (Ref. 7715-MJA-SW-XX-DR-C-201 P2)	MJA
Allotment Car Tracking (Ref. 7715-MJA-SW-XX-DR-C-202 P1)	MJA
Allotment Refuse and Fire Appliance Tracking (Ref. 7715-MJA-SW-XX-DR-C-203 P1)	MJA
Arboricultural Impact Assessment (Ref. SJA air 25113-01)	SJA
S38 Adoptable Lighting Report (Ref. 03-24-S38-LO-D)	It Does Lighting
Horizontal Illuminance Lux Calculation (Ref. 03-24-S38-LO-D)	It Does Lighting

The application fee of **£309** has been paid on the Planning Portal.

We look forward to receiving your formal acknowledgment of this submission and trust you have sufficient information to favourably consider this application to discharge conditions in conjunction with the Reserved Matters for the proposed SANG extension at Linear Park Phase 3, Arborfield Green.

Should you require any further information or wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely

Jude Aggett

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