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Arborfield Green

BERKSHIRE
— A NEW GARDEN VILLAGE —

Arborfield Green Community Newsletter

Welcome to our monthly update for Arborfield Green. On behalf of Crest Nicholson, we are pleased to share the latest progress on our development, including updates on the District Centre enabling works, Sports Facilities, and other exciting community projects.

Community Forum – 26 February 2025

We would like to thank everyone who came along to the Arborfield Green Community Forum evening, hosted by Wokingham Borough Council. We had some great discussions, positive feedback on the progress being made and gained a helpful insight into the community's priorities.

It was noted that a number of residents are not receiving these monthly updates – please do share this with your friends and family and invite all to sign up by emailing community@arborfieldgreen.co.uk.

Development Updates - February 2025

District Centre Enabling Works, including Sainsbury's

- **Completed:**
 - Last month we reported that Phase 1 of the spine road and drainage has been completed, including the new entrance to Sainsbury's.
 - The 1st phase of utilities has progressed well this month with electricity and gas now laid. We have a date in March for water to be laid, finishing off the Phase 1 services.
 - The 2nd phase of earthworks, roads and drainage are all progressing well.
 - We'd like to thank everyone affected by the recent increase in site traffic for your patience. The contractors have been reminded to be considerate, particularly when driving and parking on local roads.
- **In Progress:**
 - Sainsbury's are back on-site and are now well underway with their new service road and groundworks for the new store.
 - In March, the 2nd phase of earthworks, roads and drainage will continue with further utilities being laid down the spine road to service the new homes, shops and community facilities.
- **Upcoming:**
 - We are close to completing the sale of the development parcels for the new homes and shops and look forward to sharing more details in the next newsletter!

Sports Facilities

- We remain on programme with the design and tender process of the sports facilities. Demolition of the existing pavilion is currently planned for May-June ahead of construction starting in September.
We are working to accelerate the refurbishment of the tennis courts and currently plan to commence works in April.

Open Spaces

- **Nightingale Fields Allotments:** Many have noted the recent flooding on the allotments following the recent wet weather. We have inspected the site with a drainage engineer who has designed us a strategy to resolve this – over the coming weeks we'll be re-grading the land and digging a land drain to address this, alongside the planting and seeding works ready for handover of the allotments to Arborfield & Newland Parish Council in April.
- **V2 Green Corridor:** As per our previous update, aside from a few remedial works, the majority of works have been completed and come Spring, the seeding can be finished, ready to open up this section of the Green Corridor to the community.
- **Head of Lake:** As per our previous update, we are working closely with the Council's highways department to finalise plans and have agreed on a solution in principle. Our engineer is preparing designs to agree the specification for adoption.

Parcel Sales Updates

- **New Homes & Shops:** Another housebuilder has been selected to deliver the homes and commercial space in the District Centre in line with the plans approved. We anticipate being able to share further details next month, with work to begin in spring 2025.
- **Pub Operator:** As per our previous update, negotiations are paused as the operator requires the completion of the surrounding buildings, High Street, and village green before purchasing the land. We expect to re-commence these later this year.
- **Moat House/Parcel S:** Our planning application to convert the Grade II listed Moat House into four apartments has been approved. This will be taken forward by Berkshire-based Hicks Homes as part of a small development of eight or nine homes.

Community Updates

Community Centre Management

The management of the current community centre has been handed over to Pinnacle. Bookings for the community centre and sports pitches can be made by contacting Claire at claire@pinnaclepm.co.uk.

This change does not affect your property service charge fees.

For general queries about Arborfield Green, please continue to use community@arborfieldgreen.co.uk.

Contact Us

Thank you for your continued support!

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 Email: community@arborfieldgreen.co.uk

Jenny Cooper & Tope Mayomi

Community Liaison Team on behalf of Crest Nicholson



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