

12th December 2024
Our Ref: 22.1048

Mr Nick Chancellor
Delivery Manager
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Planning Portal Reference: PP-13519299

Dear Mr Chancellor,

Re: Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: O/2014/2280 at Arborfield Garrison & Adjoining Land, Arborfield.

On behalf of our client, Crest Nicholson Chiltern ("Crest"), we are pleased to submit a formal planning application to part discharge condition 10 (Materials) pursuant to planning permission reference: O/2014/2280 in relation to Arborfield Garrison & Adjoining Land, Arborfield.

The description of the approved development as shown on the decision letter O/2014/2280. is as follows:

OUTLINE PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sq m gross with up to a further 3,500 sq m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sq m (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sq m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, floodlit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works.

PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road,



Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.

By way of background, several Reserved Matters applications have been approved pursuant to the O/2014/2280 outline application. The relevant ones associated with this application include App Ref: (230872) & (232927).

The condition which this discharge of condition application seeks to part discharge is:

- Condition 10 – Materials

This DoC application seeks to submit materials to be used for the two proposed sub-stations at Arborfield District Centre, one in which is located at the Community Centre, and the other adjacent to Sainsbury's. The materials which are proposed to be discharged are as follows:

- **Bricks** – Grampian Red. This will look similar to the adjacent supermarket & library building which are also red.
- **Roof Tiles** – Supermarket Substation: Redland 50 Double Roman Roof Tiles. Community Centre Substation: Sandtoft Concrete Pantile, Grey Tiles to tie in with the surrounding context.
- **Doors & Windows** – Steel, anthracite grey.

Application Documents & Application Fee

The following documents have been prepared in support of this application:

Document Title	Responsible Consultant
Cover Letter	Boyer
A2965a Tech Sheet	Ibstock
P21-2598_DE_38AF – Sub Station Location Plan	Pegasus Group
P21-2598_DE-13-SUBI – Community Centre Bin/ Bike Store/ Substation	Pegasus Group
GTC-E-SS-0011_R2-2_1_of_1 Close Coupled Substation Front Gabled Roof Detail General Arrangement	Enco
GTC-E-SS-0016_R1-1_1_of_1 11kV Intake Substation with Metering Unit Front Gabled Masonry Construction	Enco
Q86369 - SQD/1005 GTC Heavy Duty Double Door with Louvred Over Panel	Sunray Engineering Ltd
Q86369 – Steel Louvre Panel with Hatch for GTC Structural Opening 550mm Wide x 750mm High	Sunray Engineering Ltd
Q86369 – Steel Louvre Panel for GTC Structural Opening 550mm Wide x 750mm High	Sunray Engineering Ltd

Boyer

P21-2598_DE_12_SUB2I	Pegasus Group
P21-2598_DE_12_SUB1I	Pegasus Group

The application fee of **£215** has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to favourably consider this application to discharge condition 10.

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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