Boyer

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14 October 2026
Our Ref: 22.1008/JA

Ms Adriana Garcia Gonzalez
Senior Planning Officer
Development Delivery Team
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Planning Portal Reference: PP-14965965

Dear Adriana,

Re: Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: O/2014/2280 at Arborfield Green, Arborfield

On behalf of our client, Crest Nicholson Operations Ltd., we are pleased to submit a formal planning application to discharge a number of conditions pursuant to planning permission reference: O/2014/2280 in relation to Arborfield Green, 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, flood-lit 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.

The conditions which this application seeks to discharge is:

- Condition 58 – Contamination

The application seeks to discharge Condition 58 in relation to the Sports and Community Infrastructure area only. This area was granted Reserved Matters approval in June 2024 (Ref. 223764).

Application Documents and Application Fee

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

Document Title	Condition	Responsible Consultant
Cover Letter	-	Boyer
Arborfield PMD Contaminated Land Risk Assessment	58	Wilson Bailey

The application fee of **£408** 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 the condition for Arborfield Garrison. Should you require any further information or wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Jude Aggett MRTPI
Senior Planner

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Encs.