



14th November 2025
Our Ref: 23.1061/EB/SC

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Dear Sir/Madam

Parcel Q, Arborfield – Crest Nicholson – Application for Approval of Details Reserved by Condition 10 of Planning Application Reference O/2014/2280

I write on behalf of my client, Crest Nicholson Operations Limited, in relation to an application to [a partial] re-discharge of Condition 10 (Materials) pursuant to the grant of planning permission for the Outline planning application (ref: O/2014/2280).

The submitted details relate to the external facing materials, and the application relates only to the four apartment buildings within Parcel Q.

The submission comprises the following documents:

- Application Forms;
- Cover Letter;
- Location Plan;
- Block and Location Plan, ref: Q-BH-BKA-PL-104
- Parcel Q Layout Plan, ref: E7617-AF-SW-00-XX-1-001-01
- Existing Elevation Plans:
 - Block A: Q-BH-BKA-PL-101
 - Block B: Q-KH-BKB-PL-101 and Q-KH-BKB-PL-102
 - Block C: Q-CH-BKC-PL-101
 - Block D: Q-SH-BHD-PL-101
- Proposed Elevation Plans:
 - Block A: Q-BH-BKA-PL-103
 - Block B: Q-KH-BKB-PL-104; and Q-KH-BKB-PL-105
 - Block C: Q-CH-BKC-PL-103
 - Block D: Q-SH-BHD-PL-103
- External Materials Schedule – ref: Q - 001 - Rev A

Background

Outline planning permission for the demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: up to 2,000 new dwellings, district centre comprising a foodstore, classes A1, A2, A3, A4, A5, B1, D1 and D2 floorspace, transport interchange, village square, neighbourhood



centre, secondary school, public open space including sports pitches and SANG (ref. O/2014/2280) was granted by Wokingham Borough Council on 2 April 2015.

A reserved matters application for the development of 114 apartments with communal space, access from the Nine Mile Ride Extension, with associated internal access roads, parking, landscaping and open space, footpaths/ cycle ways, Sustainable Urban Drainage (SuDS), and substation at Parcel Q of the Arborfield Garrison site (ref. 172005) was approved on 22nd January 2018.

An application to discharge outline condition 10 (Materials), in relation to Parcel Q, was submitted to Wokingham Borough Council in February 2019 (ref. 190304). This was approved 24 March 2021.

The Proposed Amendment/Development

This application seeks to amend the currently approved details pursuant to condition no. 10, for Parcel Q. The amendment comprising the existing timber cladding applied to the external elevation of Blocks A, B, C and D in Parcel Q to be replaced with a non-combustible alternative. Replacement decking for the balconies is also proposed.

The Material Consideration(s)

The building located at the southern boundary of Parcel Q, known as Hayloft House / Block E, was the subject of a similar application in February 2022 (ref: 220437), where the same application type was submitted to regularise the replacement external facing materials. Application 220437 was granted for the replacement of the external wall 'build up' material; balustrades; timber cladding; and the windows to non-combustible alternatives. The proposed remedial works to the buildings comprised within Parcel Q are intended to utilise the same cladding system as that currently in use at Hayloft House - 'James Hardi Plank VL Colour Sailcloth' - to create a street scene that is consolidated in character.

This application for Parcel Q is supplemented with existing and proposed elevation plans of four blocks comprised within Parcel Q. The plans illustrate where the replacement cladding is to be applied to the buildings and confirm the extent of cladding will not change as a result of the remedial works. A layout plan of Parcel Q (ref: E7617-AF-SW-00-XX-1-001-01), which provides the names of each building, has been provided to assist with the assessment of the proposal. It is not intended for this to be an approved drawing.

The submitted proposed elevation plans and submitted Materials Schedule are proposed to supersede the following drawings approved in application reference 190304;

- 'EXTERNAL MATERIALS PLAN – REF: 7538/P114 rev B
- 'EXTERNAL MATERIAL SCHEDULE - Arborfield Garrison - Parcel Q - No: 001 - Rev A - 22nd January 2018'

The proposed external finishes are in line with the original approved scheme. The form and massing of the buildings will not be altered by the proposal. It is therefore considered the proposed changes are sufficiently minor to be approved through an application to re-discharge Condition 10 imposed on O/2014/2280.

I trust the enclosed is acceptable and will allow the revised details to be discharged pursuant to condition 10 of outline permission O/2014/2280.



I look forward to confirmation that this application has been registered and in due course can be approved expediently. In the interim, if I can be of any assistance do contact me via the below tel. or email contact details.

Yours sincerely

Emma Booker

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Encs.



Boyer