



# WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council  
Planning Services  
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Wokingham, Berkshire  
RG40 1WR  
email: [development.control@wokingham.gov.uk](mailto:development.control@wokingham.gov.uk)  
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## Application for Approval of Reserved Matters following Outline Approval

### Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

**Description of site location must be completed if postcode is not known:**

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

E

Surname

Walton

Company Name

Crest Nicholson Chiltern

### Address

Address line 1

C/O Agent CC Town Planning

Address line 2

Thistledown Barn

Address line 3

Holcot Lane

Town/City

Sywell

County

Northamptonshire

Country

United Kingdom

Postcode

NN6 0BG

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

Ms

First name

Linzi

Surname

Melrose

Company Name

CC Town Planning

## Address

Address line 1

Thistledown Barn

Address line 2

Holcot Lane

Address line 3

Sywell

Town/City

Northampton

County

Country

Postcode

NN6 0BG

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Demolition of buildings and phased redevelopment of Arborfield Garrison and ad-joining 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 Lang-ley 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

Reference number

O/2014/2280

Date of decision (date must be pre-application submission)

01/04/2015

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved Matters planning application pursuant to outline permission O/2014/2280 for the erection of 67no. dwellings (appearance, landscape, layout and scale)

Has the work already started?

Yes  
 No

## Supporting Information

### Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

PL05 Rev D Site Boundary Plan  
PL06 Rev J Land Use Parameter Plan  
PL08 Rev H Density Parameter Plan  
PL09 Rev L Height Parameter Plan  
PL10 Rev J Access and Movement Parameter Plan  
PL11 Rev J Open Space Parameter Plan  
PL15 Rev E Demolition Plan  
GA-003-C Biggs Lane Site Access (Opposite Venning Road)  
GA-004-C Biggs Lane/Princess Marina Drive junction  
GA-007-B A327 Access  
GA-016-C Biggs Lane/Langley Common Road junction  
SK-001-A Biggs Lane Site Access (Area O1)  
SK-006 Biggs Lane Site Access (Area U2)  
1371/022/Rev G SANG Layout Plan – Northern Area  
1371/023/Rev E SANG Layout Plan – West Court

Please list all drawing numbers submitted with this application for approval

Please refer to covering letter

If applicable, please state the reasons for any changes to the original drawings

N/A

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

250866

Date (must be pre-application submission)

16/04/2025

Details of the pre-application advice received

Please refer to accompanying planning statement

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes  
 No

## Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Linzi Melrose

Date

29/09/2025