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Date: 29 September 2025



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Planning Department
Wokingham Borough Council
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Dear Sir / Madam,

Reserved Matters planning application pursuant to outline permission O/2014/2280

Parcel N, Arborfield Green

On behalf of our client, Crest Nicholson Chiltern, please find enclosed a Reserved Matters planning application pursuant to outline permission O/2014/2280 at Parcel N, Arborfield Green.

This Reserved Matters application is made pursuant to the grant of outline planning permission on the 1st April 2015, under reference O/2014/2280, for the following development:

'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'

This application site is comprised of parcel N of the wider site, and the other parcels have been subject to separate Reserved Matters submissions. This scheme proposes the erection of 67no. dwellings.

The following supporting documents have been submitted with the application:

<u>Document Title</u>	<u>Version/Reference</u>
Site Layout	P24-1739_DE_01_T_01
Constraints and Opportunities	P24-1739_DE_01_C_02
Materials Plan	P24-1739_DE_01_D_07
Site Location Plan	P24-1739_DE_01_B_08
Car Parking Strategy Plan	P24-1739_DE_01_C_09
Refuse Plan	P24-1739_DE_01_C_10
Adoption Plan	P24-1739_DE_01_C_11
Building Heights Plan	P24-1739_DE_01_C_12
Affordable Housing Plan	P24-1739_DE_01_C_13
EV Charging Plan	P24-1739_DE_01_C_14
Boundaries and Surfaces Plan	P24-1739_DE_01_C_15
Movement Plan	P24-1739_DE_01_C_16
Character Plan	P24-1739_DE_01_C_17
Density Plan	P24-1739_DE_01_C_18
Street Frontage and Landmarks Plan	P24-1739_DE_01_C_19
Garden Sizes Plan	P24-1739_DE_01_B_20
House Type Pack	P-24-1739_DE_02 Rev C
Illustrative Street Scenes	P24-1739_DE_03 Rev D
Design Compliance Statement	P22-1739_DE_00 September 2025
Refuse Vehicle Tracking	19632-ARB-100-001 Rev B
Fire Tender Tracking	19632-ARB-100-002 Rev B
Delivery Van Tracking	19632-ARB-100-003 Rev B
Highway Geometry Plan	19632-ARB-100-004 Rev B
Public Transport Strategy	19632-ARB-100-005
Drainage Strategy Plan	19632-ARB-100-006 Rev B
Finished Floor Levels	19632-ARB-100-007 Rev C
Surface Finishes Plan	19632-ARB-100-008 Rev B
Adoption Plan	19632-ARB-100-009 Rev B
Public Transport Strategy Report	19632 July 2025

Flood Risk Assessment Compliance Note	July 2025
Storm Network 1	Network 1_A
Storm Network 2	Network 2_A
Landscape Masterplan	CREST24802 10A
Soft Landscape Proposals Sheets 1-3	CREST24802-11A
Soft Landscape Specification	CREST24802_Spec July 2025
Tree Survey	CREST24802ts
Arboricultural Impact Assessment and Method Statement	CREST24802_aiaamsA
Tree Protection Plan	CREST24802-03A
LEMP	CREST24802 Rev A
Hedgerow Mitigation Strategy	CREST24802 Rev A
Bat Mitigation Strategy	CREST24802 Rev A
Reptile Mitigation Strategy	CREST24802 Rev A
Ecological Permeability Report: Biodiversity Action Plan	CREST24802 Rev A
Non-native Species Strategy	CREST24802_DR
Energy and Sustainability Statement	June 2025
Lighting Assessment	30 July 2025 Rev B
Outline Lighting Layout	100711-JLD-ARB-DR-001 Rev B
Outline Lighting Report	100711-JLD-ARB-DR-002 Rev B
Noise Assessment	22 April 2025
Application Form	
CIL Form	
Planning Statement	September 2025
Condition 7 Statement	August 2025

Discharge of Conditions

Alongside this Reserved Matters submission, a separate application has been made for the discharge of some of the conditions that are attached to outline permission O/2014/2280, for Parcel N. A separate covering letter is provided with that application detailing which conditions are proposed to be discharged.

Should you require any further information to be able to determine this application then please do not hesitate to contact me.

Yours faithfully,

LMelrose

Linzi Melrose MRTPI
Principal Planning Consultant