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Date: 29 September 2025



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Dear Sir / Madam,

**Discharge of Conditions application pursuant to outline permission O/2014/2280**

**Parcel N, Arborfield Green**

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

Outline planning permission was granted on the 1<sup>st</sup> 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 relates to parcel N of the wider Arborfield site. A Reserved Matters application has been submitted alongside this DOC application, for the erection of 67no. dwellings at Parcel N.

This application therefore concurrently seeks permission for the discharge of some of the conditions attached to outline permission O/2014/2280, for Parcel N.

The following conditions are proposed to be discharged as part of this application:

<b><u>Condition</u></b>	<b><u>Details Submitted</u></b>	<b><u>Document Reference</u></b>
7 – Development Briefs	Statement Confirming Exemption from Submitting a Development Brief	Condition 7 Statement July 2025
10 – Materials	Materials Details	Materials Plan P24-1739_DE_01_D_07
12 – Levels	Measured Survey of the Site and Plan Showing Existing and Proposed Finished Floor Levels	Finished Floor Levels 19632-ARB-100-007 Rev C
14 – Hard & Soft Landscaping Scheme	Full Hard and Soft Landscaping Scheme	Surface Finishes Plan 19632-ARB-100-008 Rev B Landscape Masterplan CREST24802 10 A Soft Landscape Proposals Sheets 1-3 CREST24802-11 A Soft Landscape Specification CREST24802_Spec
15 – Arboricultural Implications Assessment	Updated Arboricultural Survey	Tree Survey CREST24802ts
16 – Arboricultural Method Statement for Works	Arboricultural Method Statement for Works	Arboricultural Impact Assessment and Method Statement CREST24802_aiaamsA
17 – Aged and Veteran Tree Strategy	Detailed Veteran and Aged Tree Mitigation Strategy	Tree Protection Plan CREST24802-03A
18 – Landscape and Ecological Management Plan (LEMP)	Landscape And Ecological Management Plan (LEMP)	LEMP CREST24802 Rev A
19 - Hedgerows	Detailed Hedgerow Mitigation and Compensation Strategy	Hedgerow Mitigation Strategy CREST24802 Rev A
20 – Bats	Detailed Bat Mitigation Strategy	Bat Mitigation Strategy CREST24802 Rev A
21 – Reptiles	Detailed Reptile Mitigation Strategy	Reptile Mitigation Strategy CREST24802 Rev A
22 – UK BAP Species	Detailed Scheme to Maintain or Enhance the Ecological Permeability of the Site	Ecological Permeability Report: Biodiversity

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		Action Plan CREST24802 Rev A
23 – Non-native Invasive Species	Detailed Non-native Invasive Species Management Plan	Non-native Species Strategy CREST24802_DR
26 – Detailed Design of Roads	Road Details	Highway Geometry Plan 19632-ARB-100-004 Rev B
28 – Car Parking	Details of Car Parking	Car Parking Strategy Plan P24-1739_DE_01_C_09
29 – Cycle Parking	Details of Cycle Parking	Car Parking Strategy Plan P24-1739_DE_01_C_09
33 – Phased Public Transport Strategy	Public Transport Strategy for Bus Routes and Bus Stops	Public Transport Strategy Drawing 19632-ARB-100-005 & Report July 2025
39 – Fluvial Flooding	Flood Risk Assessment	Flood Risk Assessment July 2025
40 – Compensatory Storage	Detailed Scheme of Compensatory Storage	Flood Risk Assessment July 2025
41 – Design Floodplain Model	Design Floodplain Modelling Update	Flood Risk Assessment July 2025
42 – Safe Access/Egress	Scheme of Safe Pedestrian Access and Egress	Flood Risk Assessment July 2025
43 – Foul and Surface Water	Foul and Surface Water Drainage Strategy	Drainage Strategy Plan 19632-ARB-100-006 Rev B
44 – Sustainable Drainage	Surface Water Drainage Scheme	Drainage Strategy Plan 19632-ARB-100-006 Rev B
45 – Full Drainage System	Full Details of Drainage System	Drainage Strategy Plan 19632-ARB-100-006 Rev B
51 – Code for Sustainable Homes	Code for Sustainable Homes Level Four (replaced by Building Regulations)	Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations, the proposals are not required to meet Code Level 4. An Energy and Sustainability Statement has however been submitted to accord with Condition 52
52 – Low and Zero Carbon Technologies	10% Reduction in Carbon Emissions	Energy and Sustainability Statement June 2025
53 – Lifetime Homes	10% Dwellings (replaced by Building Regulations)	The Lifetime Homes Standards no longer exists. However, they

		can largely be equated with M4(2). Accordingly, 10% of market dwellings and 10% of affordable dwellings will be M4(2).
54 – Water Butts and Composting	Water Butt and Space for Composting to all Dwellings	Boundaries and Surfaces Plan P24-1739_DE_01_D_15
55 – Water Consumption	Reduced Water Consumption	Energy and Sustainability Statement June 2025
56 – Internal and External Spaces for Storage of Refuse and Recyclables	Refuse Details	House Type Pack P-24-1739_DE_02 Rev C
57 – Lighting	External Lighting Details	Lighting Assessment 30 July 2025 Rev B
59 – Acoustic Report	Internal Noise Levels and Mitigations	Noise Assessment 22 April 2025

Details relating to the remaining conditions will be submitted separately at the appropriate stage.

#### Condition 7 – Development Briefs

Condition 7 states the following:

*'Before submission of reserved matters for the phases containing the District Centre, the Village Green, the Secondary School and Parcels N, M and R ("The District Centre Area"), or within a period of two years from the date of commencement of development (whichever the sooner), a Development Brief for that area shall be submitted to and approved in writing by the Local Planning Authority'*

During previous correspondence with the Council regarding the proposed development, Council officers have agreed that the production of a Development Brief, as required by Condition 7 of the outline permission, would not be required for such a small site. The Council have instead agreed that active engagement via the pre-application process would be suitable as an alternative.

The applicant submitted a pre-application enquiry in April 2025 (ref. 250866) and has been provided with officer feedback which has been incorporated into the final Reserved Matters Submission.

A separate short statement is therefore submitted with this Reserved Matters application, outlining this process and the feedback received in further detail, and it is considered that this would be sufficient to discharge Condition 7.

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

Yours faithfully,

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*LMelrose*

**Linzi Melrose MRTPI**  
**Principal Planning Consultant**