

11 June 2025
Our Ref: 22.1008/JA

Crowthorne House
Nine Mile Ride
Wokingham
Berkshire
RG40 3GZ

T 01344 753220

F 01344 753221

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

Planning Portal Reference: PP-14090210

Dear [REDACTED],

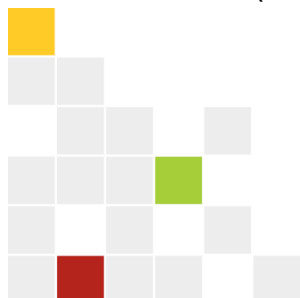
Re: Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: O/2014/2280 at Arborfield Green Arborfield.

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 10 – Materials
- Condition 16 – Retention of Trees
- Condition 26 – Road Design
- Condition 84 – Pavilion Facility Design

This application seeks to part discharge Conditions 10, 16 and 26 in relation to the Sports and Community Infrastructure area only; and part discharge Condition 84 in relation to the Pavilion Building only. The Sports and Community Infrastructure 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
Arboricultural Method Statement dated April 2025 – SJA ams 24512-01	16	SJA
S278 Site Entrance – Ref. 4240536-1400 Rev P1	26	Glanville
Section 278 Works Baird Road (Access 2) Access Plan – Ref. 29462 BR - 201	26	JPP
Section 278 Works Baird Road (Access 1) S278 Agreement Plan – Ref. 29462 BR - 202	26	JPP
Section 278 Works Baird Road Proposed Levels & Sections – Ref. 29462 BR - 203	26	JPP
Section 278 Works Baird Road / Whitehall Drive Site Location Plan – Ref. 29462 XX - 400	26	JPP
Section 278 Works Baird Road / Whitehall Drive Construction Details – Ref. 29462 XX - 403	26	JPP
Section 278 Works Whitehall Drive (Access 1) Access Plan – Ref. 29462 WD - 301	26	JPP
Section 278 Works Whitehall Drive (Access 1) Access Plan – Ref. 29462 WD - 302	26	JPP

Section 278 Works Baird Road / Whitehall Drive Proposed Levels & Sections – Ref. 29462 WD - 303	26	JPP
Section 278 Works Baird Road / Whitehall Drive Site Location Plan – Ref. 29462 XX - 400	26	JPP
Section 278 Works Baird Road / Whitehall Drive Construction Details – Ref. 29462 XX - 403	26	JPP
Proposed Site Plan – Ref. 6109 1110 Rev A	84	Edgington Spink and Hyne
Outline Specification – Stage 3 – New Sports Pavilion – Rev B – 03-06-25	84	Edgington Spink and Hyne
Proposed Ground Floor Plan – Ref. 5709 20.01 Rev A	84	Edgington Spink and Hyne
Ground Floor Plan External Setting Out – Ref. 5709 21.10 Rev A	84	Edgington Spink and Hyne
Internal Wall Types – Ref. 5709 22.01 Rev A	84	Edgington Spink and Hyne
Ground Floor Plan Internal Setting Out – Ref. 5709 22.10 Rev A	84	Edgington Spink and Hyne
Proposed Roof Plan – Ref. 5709 23.01 Rev A	84	Edgington Spink and Hyne
Proposed Roof Plan – Ref. 5709 27.01 Rev A	84	Edgington Spink and Hyne
Ground Floor Plan – Finishes – Ref. 5709-49.10 Rev A	84	Edgington Spink and Hyne
Proposed Ground Floor Plan – Ref. 6109 1210	84	Edgington Spink and Hyne
Proposed Sections – Ref. 6109 20.21 Rev B	84	Edgington Spink and Hyne
Roof Details – Ref. 6109 27.02 Rev C	84	Edgington Spink and Hyne
R10 Rainwater Drainage Systems – Specification Document	84	Alutec
External Wall Types – Ref. 5709 21.01 Rev A	10 and 84	Edgington Spink and Hyne
Proposed South and East Elevations – 5709 20.31 Rev A	10 and 84	Edgington Spink and Hyne
Proposed North and West Elevations – Ref. 5709 20.32 Rev A	10 and 84	Edgington Spink and Hyne
Basalt Grey Facing Bricks datasheet	10	Marshalls

EPD Cedral Fibre Cement Slates Document	10	Etex
Epsom Red Facing Bricks datasheet	10	Marshalls

The application fee of **£383** 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 conditions 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



Jude Aggett MRTPI
Planner

