



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (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

Mr

First name

Paul

Surname

Cunningham

Company Name

Crest Nicholson Chiltern

Address

Address line 1

Building 2

Address line 2

Abbey View

Address line 3

Town/City

St Albans

County

Hertfordshire

Country

United Kingdom

Postcode

AL1 2QU

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

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, floodlit 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.

Reference number

O/2014/2280

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

01/04/2015

Please state the condition number(s) to which this application relates

Condition number(s)

14 - Hard/Soft Landscaping Scheme
26 - Road Design
27 - Construction Access
46 - Wetland Features
57 - Lighting
58 - Contamination
65 - Construction Environmental Management Plan

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

14 - Hard/Soft Landscaping Scheme

3237-6-1-DR-0002-T2 Planting Plan 1 of 7 through to 3237-6-1-DR-0008-T2 Planting Plan 7 of 7

3237-6-1-DR-0009-T1 Hard Surfaces, Boundaries and Furniture Plan 1 of 7 through to 3237-6-1-DR-0015-T2 Hard Surfaces, Boundaries and Furniture Plans 7 of 7

26 - Road Design

2651-SCE-00-00-DR-C-0001.1-P05 - S38 Agreement Plan Sheet 1 Of 2

2651-SCE-00-00-DR-C-0001.2-P05 - S38 Agreement Plan Sheet 2 Of 2

2651-SCE-00-00-DR-C-0002.1-P05 - Surface Finishes and Kerbing Sheet 1 Of 2

2651-SCE-00-00-DR-C-0002.2-P05 - Surface Finishes and Kerbing Sheet 2 Of 2

2651-SCE-00-00-DR-C-0003-P03 - Highway Construction Details

2651-SCE-00-00-DR-C-0006.1-P03 - Highways General Arrangement Sheet 1 Of 2

2651-SCE-00-00-DR-C-0006.2-P03 - Highways General Arrangement Sheet 2 Of 2

2651-SCE-00-00-DR-C-0008.1-P04-Long Sections Sheet 1 Of 5

2651-SCE-00-00-DR-C-0008.2-P04-Long Sections Sheet 2 Of 5

2651-SCE-00-00-DR-C-0008.3-P04-Long Sections Sheet 3 Of 5

2651-SCE-00-00-DR-C-0008.4-P02-Long Sections Sheet 4 Of 5

2651-SCE-00-00-DR-C-0008.5-P02-Long Sections Sheet 5 Of 5

60312043-CIV-390_P3- S278 General Arrangement

60312043-CIV-392_P2 - S278 Construction Details

60312043-CIV-393_P1 - S278 Drainage Construction Details

27 - Construction Access

Construction Access with be via the existing bell-mouth to the site until the S278 works are completed

60312043-CIV-390_P3- S278 General Arrangement

60312043-CIV-392_P2 - S278 Construction Details

60312043-CIV-393_P1 - S278 Drainage Construction Details

46 - Wetland Features

Refer to Drawings submitted for Condition 14

57 - Lighting

Arborfield Garrison, Wokingham - S38 Lighting - Calculation Report

Arborfield Garrison, Wokingham - S38 Lighting - Environmental Report

LL1646-001 Arborfield Garrison, Wokingham - S38 Lighting - Design Layout

Arborfield Garrison, Wokingham - S38 Lighting - Designer Risk Assessment

58 - Contamination

Arborfield Parcel O2 GIR Issue2 with Appendix

Arborfield Parcel O2 Site Remediation Strategy with Appendix

65 - Construction Environmental Management Plan

15026 - Parcel O2 CEMP

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Paul Cunningham

Date

28/08/2024