

11 June 2025
Our Ref: 22.1008/JA

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Senior Planning Officer
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Planning Portal Reference: PP-14090372

Dear [REDACTED],

Re: Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: 223764 at Arborfield Green Arborfield.

On behalf of our client, Crest Nicholson Chiltern, we are pleased to submit a formal planning application to discharge conditions pursuant to planning permission reference: 223764 in relation to the Sports and Community Infrastructure at Arborfield Green.

This application relates to a Reserved Matters approval (Ref. 223764) at Arborfield Green, pursuant to the O/2014/2280 outline application. The description of the approved development as shown on the decision letter 223764 is as follows:

Application for approval of Reserved Matters pursuant to O/2014/2280 for the refurbishment of the existing rugby, football, cricket pitches and tennis courts, the demolition of the existing Pavilion building and the erection of a new Pavilion building, the provision of two play areas, Multi-Use Games Area (MUGA) and allotments, with associated internal access roads, parking, landscaping, footpaths and drainage. Access, appearance, landscaping, layout and scale to be considered.

The condition which this application seeks to discharge is:

- Condition 3 – Pavilion Building Detailed Design
- Condition 11 – Bicycle Parking
- Condition 12 – Access
- Condition 15 – Car Park Lighting

This 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
External Building Materials – Ref. 6109 – Condition 3 Sheet 1	3	Edgington Spink and Hyne
External Building Materials – Ref. 6109 – Condition 3 Sheet 2	3	Edgington Spink and Hyne
External Building Materials – Ref. 6109 – Condition 3 Sheet 3	3	Edgington Spink and Hyne
Construction Details – Condition 3 – Ref. 6109 Con3-01	3	Edgington Spink and Hyne
External Building Materials and Finishes Summary	3	Edgington Spink and Hyne
Proposed Site Plan – Ref. 6109 1110 Rev A	3	Edgington Spink and Hyne
Outline Specification – Stage 3 – New Sports Pavilion – Rev B – 03-06-25	3	Edgington Spink and Hyne
Proposed Ground Floor Plan – Ref. 5709 20.01 Rev A	3	Edgington Spink and Hyne
Ground Floor Plan External Setting Out – Ref. 5709 21.10 Rev A	3	Edgington Spink and Hyne
Internal Wall Types – Ref. 5709 22.01 Rev A	3	Edgington Spink and Hyne
Ground Floor Plan Internal Setting Out – Ref. 5709 22.10 Rev A	3	Edgington Spink and Hyne
Proposed Roof Plan – Ref. 5709 23.01 Rev A	3	Edgington Spink and Hyne
Proposed Roof Plan – Ref. 5709 27.01 Rev A	3	Edgington Spink and Hyne
Ground Floor Plan – Finishes – Ref. 5709-49.10 Rev A	3	Edgington Spink and Hyne
Proposed Ground Floor Plan – Ref. 6109 1210	3	Edgington Spink and Hyne
Proposed Sections – Ref. 6109 20.21 Rev B	3	Edgington Spink and Hyne
Roof Details – Ref. 6109 27.02 Rev C	3	Edgington Spink and Hyne

R10 Rainwater Drainage Systems – Specification Document	3	Alutec
External Wall Types – Ref. 5709 21.01 Rev A	3	Edgington Spink and Hyne
Proposed South and East Elevations – 5709 20.31 Rev A	3	Edgington Spink and Hyne
Proposed North and West Elevations – Ref. 5709 20.32 Rev A	3	Edgington Spink and Hyne
Arborfield Sports Pavilion – New Cycle Rack Specification and Details	11	Edgington Spink and Hyne
Arborfield Sports Pavilion – New Cycle Shelter Specification and Details	11	Edgington Spink and Hyne
S278 Site Entrance – Ref. 4240536-1400 Rev P1	12	Glanville
Electrical Building Services General and Emergency Lighting External – Ref. 250046-ROL-ZZ-00-DR-E-73-0001	15	Rolton
Luminaire Schedule – New Sports Pavilion – Ref. 250046-ROL-ZZ-XX-SH-E-73-0001	15	Rolton

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 Green. 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

