

06 December 2024
Our Ref: 22.1048

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Dear [REDACTED]

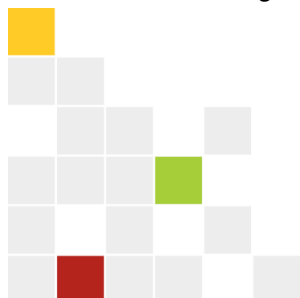
Re: Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: O/2014/2280 at Arborfield Green, Arborfield.

On behalf of our client, Crest Nicholson Chiltern ("Crest"), we are pleased to submit a formal planning application to discharge the following conditions pursuant to planning permission reference: O/2014/2280 in relation to Arborfield Green, Arborfield:

- Condition 14 – Hard / Soft Landscaping Details
- Condition 26 – Road Design
- Condition 27 – Construction Access
- Condition 46 – Wetland Features
- Condition 57 – Lighting
- Condition 65 - CEMP

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, 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.



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.

By way of background, a number of Reserved Matters applications have been approved pursuant to the O/2014/2280 outline application. The relevant one associated with this application is for the following:

Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. New vehicular, pedestrian and cycle accesses to be provided with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage

The condition which this application seeks to discharge is:

- Condition 14 – Hard / Soft Landscaping Details – part discharge in relation to the primary infrastructure areas, High Street and Village Green only
- Condition 26 – Road Design – part discharge in relation to the primary infrastructure roads only
- Condition 27 – Construction Access
- Condition 46 – Wetland Features
- Condition 57 – Lighting
- Condition 65 – CEMP – part discharge in relation to Crest Nicholson works only

Application Documents & Application Fee

The following documents have been prepared in support of this application:

Document Title	Relates to	Responsible Consultant
Cover Letter	-	Boyer
S104 Attenuation Basins – Central General Arrangement – Ref. 60312043/CIV/DC/3100 Rev P01	46	AECOM
S104 Attenuation Basins – Central Longsections – Sheet 1 – Ref. 60312043/CIV/DC/3101 Rev P01	46	AECOM

S104 Attenuation Basins – Central Longsections – Sheet 2 – Ref. 60312043/CIV/DC/3102 Rev P01	46	AECOM
S104 Attenuation Basins – Parcel D General Arrangement - Ref. 60312043/CIV/DC/3105 Rev P01	46	AECOM
S104 Attenuation Basins – Parcel D Longsections - Ref. 60312043/CIV/DC/3106 Rev P01	46	AECOM
Drainage Statement – District Centre – March 2023	46	AECOM
District Centre Proposed Lighting – Ref. 60312043/CIV/DC/020 Rev P5	57	AECOM
District Centre NMRE Extents Access Junction General Arrangement – Ref. 60312043/CIV/DC/2000 Rev P04	27	AECOM
Linear Park Phase 2 Planting Plan – Ref. 1501/GI/200 Rev P2	14	Murdoch Wickham
C3 Feature Pond Planting Plan – Ref. 1501/GI/201 Rev P2	14 and 46	Murdoch Wickham
C70 SUDs Planting Plan – Ref. 1501/GI/202 Rev P1	14 and 46	Murdoch Wickham
C71 SUDs Planting Plan – Ref. 1501/GI/203 Rev P1	14 and 46	Murdoch Wickham
High Street Planting Plan – Ref. 1501/GI/204 Rev P2	14	Murdoch Wickham
LEAP Play Area Planting Plan – Ref. 1501/GI/206 Rev P1	14	Murdoch Wickham
LEAP Play Area Plan – Ref. 1501/GI/207 Rev P1	14	Murdoch Wickham
Nine Mile Ride Planting Plan – Ref. 1501/HI/200 Rev P2	14 and 26	Murdoch Wickham
Spine Road Planting Plan – Ref. 1501/HI/201 Rev P1	14 and 26	Murdoch Wickham
Typical Tree Pit Details – Ref. 1501/012	14	Murdoch Wickham
High Street Hard Landscape Plan – Ref. 1501-GI-101 Rev P2	14	Murdoch Wickham

Construction Environmental Management Plan – Revision A dated 20/11/24	65	Crest Nicholson
Highway General Arrangement Sheet 1 of 2 – Ref. 60312043/CIV/DC/1000 Rev P07	26	AECOM
Highway General Arrangement Sheet 2 of 2 – Ref. 60312043/CIV/DC/1001 Rev P04	26	AECOM
Highway Agreement Plan Sheet 1 of 2 – Ref. 60312043/CIV/DC/1010 Rev P05	26	AECOM
Highway Agreement Plan Sheet 2 of 2 – Ref. 60312043/CIV/DC/1011 Rev P04	26	AECOM
Highway Visibility Sheet 1 of 2 – Ref. 60312043/CIV/DC/1020 Rev P05	26	AECOM
Highway Visibility Sheet 2 of 2 – Ref. 60312043/CIV/DC/1021 Rev P04	26	AECOM
Highway Drainage Plan Sheet 1 of 2 – Ref. 60312043/CIV/DC/1050 Rev P05	26	AECOM
Highway Drainage Plan Sheet 2 of 2 – Ref. 60312043/CIV/DC/1051 Rev P04	26	AECOM
Highway Construction Details Sheet 1 – Ref. 60312043/CIV/DC/1060 Rev P03	26	AECOM
Highway Construction Details Sheet 2 – Ref. 60312043/CIV/DC/1061 Rev P03	26	AECOM
Highway Construction Details Sheet 4 – Ref. 60312043/CIV/DC/1063 Rev P01	26	AECOM
Highway Construction Details Sheet 5 – Ref. 60312043/CIV/DC/1064 Rev P01	26	AECOM
Paving and Kerbing Plan Sheet 1 of 2 – Ref. 60312043/CIV/DC/1070 Rev P05	26	AECOM
Paving and Kerbing Plan Sheet 2 of 2 – Ref. 60312043/CIV/DC/1071 Rev P04	26	AECOM
Highway Cross-Sections Sheet 1 – Ref. 60312043/CIV/DC/1100 Rev P05	26	AECOM
Highway Cross-Sections Sheet 3 – Ref. 60312043/CIV/DC/1102 Rev P05	26	AECOM

Highway Cross-Sections Sheet 4 – Ref. 60312043/CIV/DC/1103 Rev P05	26	AECOM
Highway Contours Sheet 1 of 2 - Ref. 60312043/CIV/DC/1110 Rev P05	26	AECOM
Highway Contours Sheet 2 of 2 - Ref. 60312043/CIV/DC/1111 Rev P04	26	AECOM
Highway Swept Paths Sheet 1 – Ref. 60312043/CIV/DC/1120 Rev P05	26	AECOM
Highway Swept Paths Sheet 2 – Ref. 60312043/CIV/DC/1121 Rev P05	26	AECOM
Highway Swept Paths Sheet 3 – Ref. 60312043/CIV/DC/1122 Rev P04	26	AECOM
Highway Swept Paths Sheet 4 – Ref. 60312043/CIV/DC/1123 Rev P05	26	AECOM
Highway Swept Paths Sheet 5 – Ref. 60312043/CIV/DC/1124 Rev P04	26	AECOM
Highway Swept Paths Sheet 6 – Ref. 60312043/CIV/DC/1125 Rev P05	26	AECOM
Highway Swept Paths Sheet 7 – Ref. 60312043/CIV/DC/1126 Rev P04	26	AECOM
Highway Swept Paths Sheet 8 – Ref. 60312043/CIV/DC/1127 Rev P04	26	AECOM
Highway Swept Paths Sheet 9 – Ref. 60312043/CIV/DC/1128 Rev P03	26	AECOM
Highway Swept Paths Sheet 10 – Ref. 60312043/CIV/DC/1129 Rev P03	26	AECOM
Highway Signs and Markings Sheet 1 of 2 – Ref. 60312043/CIV/DC/1130 Rev P05	26	AECOM
Highway Signs and Markings Sheet 2 of 2 – Ref. 60312043/CIV/DC/1131 Rev P04	26	AECOM
Highway Street Lighting Sheet 1 of 2 – Ref. 60312043/CIV/DC/1140 Rev P03	26	AECOM
Highway Street Lighting Sheet 2 of 2 – Ref. 60312043/CIV/DC/1141 Rev P02	26	AECOM

Combined Highway and Drainage Longsections – Sheet 1 – Ref. 60312043/CIV/DC/4000 Rev P03	26	AECOM
Combined Highway and Drainage Longsections – Sheet 2 – Ref. 60312043/CIV/DC/4001 Rev P03	26	AECOM
Combined Highway and Drainage Longsections – Sheet 3 – Ref. 60312043/CIV/DC/4002 Rev P02	26	AECOM

The application fee of £145.00 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 condition 46.

Should you require any further information or wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely



Jude Aggett
Graduate Planner

