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

Sports and Community Infrastructure at Arborfield Green

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

476735

Northing (y)

165754

Description

Sports and Community Infrastructure at Arborfield Green - Condition 58 (Contamination)

Applicant Details

Name/Company

Title

First name

Surname

Crest Nicholson Operations Limited

Company Name

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

C/O Agent

Town/City

County

Country

C/O Agent

Postcode

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Jude

Surname

Aggett

Company Name

Boyer

Address

Address line 1

Boyer

Address line 2

Crowthorne House

Address line 3

Nine Mile Ride

Town/City

Wokingham

County

Country

United Kingdom

Postcode

RG40 3GZ

Contact Details

Primary number

***** REDACTED ******

Secondary number

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 sqm gross with up to a further 3 500 sqm (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 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (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.

Reference number

O/2014/2280

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

14/04/2015

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

Condition number(s)

58

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

01/01/2016

Has the development been completed?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

Please see accompanying documentation.

Discharge of Conditions

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

Please see accompanying covering letter for full details.

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

Boyer Planning

Date

14/10/2026