

13th August 2026



Ms. Baldeep Pulahi
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Dear Baldeep,

RE: APPLICATION FOR APPROVAL OF RESERVED MATTERS ON LAND AT FORMER LIBRARY BUILDING, DISTRICT CENTRE, ARBORFIELD, READING, RG2 9GB

We are pleased to submit an application for the approval of Reserved Matters at the District Centre Nursery and Pre-school, Arborfield, RG2 9GB on behalf of the Applicant, Crest Nicholson Operations Ltd.

This application seeks Reserved Matters approval for the development of a children's day nursery, pre-school and six open-market dwellings, a pocket garden and associated works.

This application is submitted following pre-application engagement with Wokingham Borough Council.

The Site

The Site comprises the former library building and associated areas of hardstanding, together with landscaped areas located within the Arborfield Green District Centre. The Site is currently vacant and forms part of the wider Arborfield Green Strategic Development Location (SDL).

The Site is accessible by pedestrian routes and located circa 200 metres from local services and facilities, including a Sainsburys superstore and the forthcoming wider District Centre. It is well connected to the wider Arborfield Green development, which makes it a sustainable location for the proposed nursery, pre-school and residential development.

Proposed Development

This Reserved Matters proposes the following:

- Early Years Nursery - comprising five separate class/ play rooms, together with staff facilities over 1.5 storeys.
- Pre-school- a single storey building comprising four separate classrooms with associated play areas, and staff facilities.
- 6 open market dwellings- comprising two detached and four semi-detached high quality dwellings all with two parking spaces each.
- A new 'Pocket Garden' and improved pedestrian links- forming the principal public open space, and a new landscaped pedestrian route between the High Street to the north and the existing public car park and Bohunt School to the south, reinforcing the established pedestrian network within the wider masterplan area.



As briefly outlined above, the Applicant is seeking Reserved Matters approval. The description of development is as follows:

Application for Approval of Reserved Matters pursuant to Outline planning consent (O/2014/2280) for the provision of an early years nursery, pre-school, residential dwellings, together with associated access, car and cycle parking, landscaping and infrastructure (Appearance, Landscaping, Layout, Access and Scale to be considered).

The Reserved Matters contain no deviation from the approved Parameter Plans and therefore it is considered that this Reserved Matters application is wholly in accordance with the Outline permission.

Submission Material

This planning application is supported by the following drawings and reports for your consideration:

Drawings

Drawing Title	Reference
<u>Whole Site Plans</u>	
Site Location Plan	SLP.01 RevA
Site Layout	SL.01 RevA
Site Layout Roof Plan	SL.02 RevA
Coloured Site Layout	CSL.01 RevA
Street Scene Residential	SS.01 RevA
Refuse Strategy	RS.01 RevA
Material Layout	ML.01 RevA
Landscape Masterplan	1693 - 003 RevC
<u>Residential Plans</u>	
BEC Plans and Elevations	BEC.pe RevA
BOS Plans and Elevations	BOS.pe RevA
BOS Plans and Elevations	BOS.pe1 RevA
<u>Nursery Plans</u>	
Nursery Ground and First Floor Plans	NB.p RevA
Nursery Roof Plan	NB.p1 RevA
Nursery Elevations	NB.e RevA
<u>Pre-school Plans</u>	
Pre-School Ground Floor Plan	PS.p RevA
Pre-School Roof Plan	PS.p1 RevA
Pre School Elevations	PS.e RevA
<u>Bin and Cycle Store Plans</u>	
Bin and Cycle Store Elevation and plan	BCS.pe RevA

Bin Store Elevation and plan	BS.pe RevA
<u>Engineering Drawings</u>	
Arborfield district centre, nursery & pre-school Engineering overlay	7667-MJA-SW-XX-DR-C-001 P3
Arborfield district centre, nursery & pre-school Level strategy	7667-MJA-SW-XX-DR-C-002 P2
Arborfield district centre, nursery & pre-school Drainage strategy	7667-MJA-SW-XX-DR-C-003 P3
Arborfield district centre, nursery & pre-school Catchment areas	7667-MJA-SW-XX-DR-C-004 P1

Reports

- Design Statement, prepared by Thrive;
- Planning Statement, prepared by Savills;
- CIL Form 1: additional information, prepared by Savills;
- Arboricultural Implications Report, prepared by SJA Trees;
- BREEAM Report for Pre-school, prepared by AES;
- BREEAM Report for Nursery, prepared by AES;
- Sustainability Report, prepared by AES;
- Ecological Mitigation Strategy, prepared by Ecosupport;
- Landscape and Ecology Management Plan (LEMP), prepared by Ecosupport;
- Surface Water Drainage Design– Technical Note , prepared by MJA;
- Transport Technical Note (including parking calculations), prepared by i-Transport;
- Utilities Statement, prepared by Utility Consult Limited;
- Environmental Noise Assessment, prepared by Noise.co.uk; and
- Lighting Technical Note, prepared by Aecom.

Conclusions

We trust the Council has sufficient information to register this application and look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me directly.

Yours sincerely,



Molly Huck
Senior Planner MRTPI