

08 August 2025
Our Ref: 22.1048

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Condition Application Ref: 242087

Dear Nick,

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 the District Centre at Arborfield Green, Arborfield:

- Condition 12 – Levels
- Condition 26 – Detailed Design of Roads
- 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 conditions which this application seeks to part-discharge in relation to the District Centre is:

- Condition 12 – Levels
- Condition 26 – Detailed Design of Roads – part discharge in relation to the primary infrastructure roads only
- Condition 57 – Lighting
- Condition 65 – CEMP

Application Documents & Application Fee

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

Document Title	Relates to	Responsible Consultant
Cover Letter	-	Boyer
Highway General Arrangement Sheet 1 of 2 – Ref. 60312043/CIV/DC/1000 Rev P08	26	AECOM
Highway General Arrangement Sheet 2 of 2 – Ref. 60312043/CIV/DC/1001 Rev P05	26	AECOM
Highway Agreement Plan Sheet 1 of 2 – Ref. 60312043/CIV/DC/1010 Rev P06	26	AECOM
Highway Agreement Plan Sheet 2 of 2 – Ref. 60312043/CIV/DC/1011 Rev P05	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 P05	26	AECOM
Highway Construction Details Sheet 1 – Ref. 60312043/CIV/DC/1060 Rev P04	26	AECOM
Highway Construction Details Sheet 2 – Ref. 60312043/CIV/DC/1061 Rev P05	26	AECOM
Highway Construction Details Sheet 3 – Ref. 60312043/CIV/DC/1062 Rev P01	26	AECOM
Highway Construction Details Sheet 4 – Ref. 60312043/CIV/DC/1063 Rev P01	26	AECOM
Highway Cross-Sections Sheet 1 – Ref. 60312043/CIV/DC/1100 Rev P05	26	AECOM
Highway Cross-Sections Sheet 2 – Ref. 60312043/CIV/DC/1101 Rev P04	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 P05	26	AECOM
Highway Street Lighting Sheet 1 of 2 – Ref. 60312043/CIV/DC/1140 Rev P04	26 and 57	AECOM
Highway Street Lighting Sheet 2 of 2 – Ref. 60312043/CIV/DC/1141 Rev P03	26 and 57	AECOM
Combined Highway and Drainage Longsections – Sheet 1 – Ref. 60312043/CIV/DC/4000 Rev P03	26 and 12	AECOM
Combined Highway and Drainage Longsections – Sheet 2 – Ref. 60312043/CIV/DC/4001 Rev P03	26 and 12	AECOM
Combined Highway and Drainage Longsections – Sheet 3 – Ref. 60312043/CIV/DC/4002 Rev P02	26 and 12	AECOM
Combined Highway and Drainage Longsections – Sheet 4 – Ref. 60312043/CIV/DC/4002 Rev P02	26 and 12	AECOM
CEMP (August 2025)	65	Crest Nicholson

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to favourably consider this application to discharge conditions 12, 26, 57 and 65.

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

Yours sincerely

A handwritten signature in black ink that reads "Jude Aggett".

Jude Aggett
Planner

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