

02/09/2024
Our Ref: 24.1019

Development Management
Wokingham Borough Council
Shute End
Wokingham
RG40 1BN

Crowthorne House
Nine Mile Ride
Wokingham
Berkshire
RG40 3GZ

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Dear [REDACTED]

Re: Submission Under the Town and Country Planning Act 1990 (as amended) for a Full Planning and Listed Building Consent Application in relation to the Moat House at Arborfield Green.

On behalf of our client, Crest Nicholson Operations Ltd and Defence Infrastructure Organisation, we are pleased to submit a Full Planning and Listed Building consent application in relation to the Moat House at Arborfield Green.

The description of development, as set out on the application form, is as follows:

“Full Planning Permission and Listed Building Consent for the change of use of the Moat House building from office (Use Class E) to residential (Use Class C3) to provide 4 residential dwellings and associated internal roads, parking, landscaping, drainage, plant, bin and cycle storage”

Application Documents and Application Fee

The following application documents are submitted in support of the application:

Document	Prepared By
Application Form	Boyer
CIL Form	Boyer
Planning Statement	Boyer
Design and Access Statement	Ascot Design
Heritage Statement	Iceni
Transport Assessment	Create Consulting Engineers Ltd
Ecology Constraints Report	AECOM
BNG Report	AECOM



Arboricultural Implications Report	SJA Trees
Energy and Sustainability Statement	AES

The following drawings are submitted in support of this application:

Drawing Title	Drawing Number
Location Plan	24-J4633-LP01
Existing Floor Plans	24-J4633- 01
Existing Elevations	24-J4633-03
Proposed Site Plan	24-J4633-100
Proposed Site Plan and Illustrative Development of Parcel S	24-J4633-00
Existing Floor Plans Showing Walls Removed	24-J4633-02
Proposed Floor Plans	24-J4633-11 Rev A
Proposed Elevations	24-J4633-12
Bin and Cycle Store	24-J4633-13
Landscape Masterplan	1665/001 Rev B

The application fee of £2,312 has been paid via the Planning Portal to accompany this application.

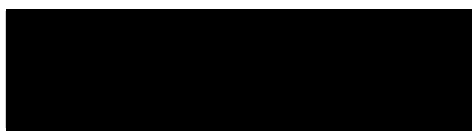
Summary

The submitted suite of application documents that the proposed development will fully accord with national and local planning policies in order to achieve sustainable development.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to consider the proposals and support the grant of planning permission.

Should you require any additional information, please do not hesitate to contact me.

Yours sincerely



Lucy Anderson
Associate Director

Boyer

Tel:
Email:

