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Date: 15 August 2025



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Planning Department
Wokingham Borough Council
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Dear Sir / Madam,

Reserved Matters planning application pursuant to outline permission O/2014/2280 comprising landscaping, substation and balancing pond

Linear Park Ph3A, Arborfield Green, Berkshire

On behalf of our client, Crest Nicholson Chiltern, please find enclosed a Reserved Matters planning application pursuant to outline permission O/2014/2280 at Linear Park Phase 3A, Arborfield Green.

This Reserved Matters application is made pursuant to the grant of outline planning permission on the 1st April 2015, under reference O/2014/2280, for the following development:

'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, 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'

This application site is comprised of Linear Park Phase 3A of the wider site. This scheme proposes landscaping, a substation and a balancing pond.

The following supporting documents have been submitted with the application:

Document Title	Version/Reference
Site Location Plan	P25-1483-DE-01--02
Site Layout	P25-1483-DE-01-A-01
Design Principles Plan	P25-1483-DE-01--03
Design Compliance Statement	P25-1483_DE_00
Substation Plan	P25-1483_DE_02
Highway Geometry Plan	19362-ARB-100-010
Road Contours	19632-ARB-100-011A
Surface Finishes Plan	19632-ARB-100-012
Adoption Plan	19632-ARB-100-013A
Drainage Strategy Plan	19632-ARB-100-014B
Flood Risk Assessment Compliance Note	19632-FRA-C August 2025
Landscape Masterplan	CREST24900 10
Soft and Hard Landscape Proposals	CREST24900 11 Sheets 1 & 2
Soft Landscape Specification	CREST24900_Spec
Arboricultural Implications Report	SJA air 25301-01
Planning Statement	August 2025

Discharge of Conditions

Alongside this Reserved Matters submission, a separate application has been made for the discharge of some of the conditions that are attached to outline permission O/2014/2280, which are applicable to this parcel of land. A separate covering letter is provided with that application, detailing which conditions are proposed to be discharged.

Should you require any further information to be able to determine this application then please do not hesitate to contact me.

Yours faithfully,

LMelrose

Linzi Melrose MRTPI
Principal Planning Consultant