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Arborfield Green

BERKSHIRE
— A NEW GARDEN VILLAGE —

Arborfield Green Community Newsletter

Welcome to our monthly update for Arborfield Green. On behalf of Crest Nicholson, we are pleased to share the latest progress on our development, including updates on the District Centre enabling works, Sports Facilities, and other exciting community projects.

Development Updates - December 2024

District Centre Enabling Works, including Sainsbury's

- **Completed:** Earthworks Phase 1 has completed.
- **In Progress:**
 - Highways and utilities are progressing well with the majority of drainage installed and new water, gas and electrical infrastructure being laid in January.
 - The construction of Sainsbury's substation is also progressing well and is now ~70% complete.
- **Upcoming:**
 - Earthworks Phase 2 is planned to start in January. This will unfortunately involve a large number of HGV movements from the District Centre to the A327 (see map of proposed route).
 - Also in January, works will be undertaken in Nine Mile Ride Ext to connect the District Centre up to the surrounding drainage network. Traffic calming will be in place on NMRE during these works.
 - We will try our best to minimise disruption to residents and ask you to please bear with us whilst we complete these important infrastructure works for the new District Centre.

Sports Facilities

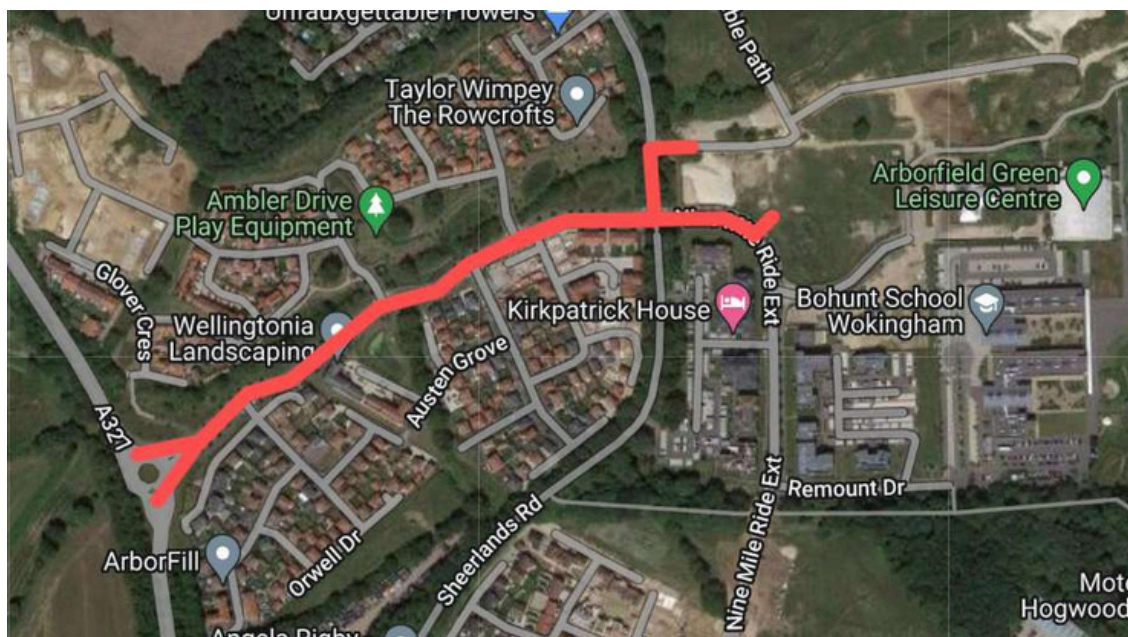
- The design and tender process is progressing well. Demolition of the existing pavilion is planned for spring 2025, with construction of the new facilities beginning in summer 2025.

Open Spaces

- **Nightingale Fields Allotments:** The majority of works have been completed and once the weather warms up in Spring we can complete the planting and seeding. These allotments will be managed by Arborfield & Newland Parish Council and should be ready for handover in April. They will contain 36 allotment plots, each with their own shed.
- **V2 Green Corridor:** Aside from a few remedial works, the majority of works have been completed and come Spring, the seeding can be finished, ready to open up this section of the Green Corridor to the community.
- **Head of Lake:** We are working closely with the Council's highways department to finalise plans – this is taking longer than expected but progress is being made. Our engineer is preparing options for the Council's highways department to agree the specification for adoption.

Parcel Sales Updates

- **Supermarket:** Sainsbury's are well underway with the construction of their service road and still plan to commence construction of the new store in early 2025.
- **New Homes & Shops:** Another housebuilder has been selected to deliver the homes and commercial space in the District Centre in line with the plans approved. We anticipate being able to share further details in the new year, with work to begin in spring 2025.
- **Pub Operator:** Negotiations are ongoing, but the operator requires the completion of the surrounding buildings, High Street, and village green before they will start work. We hope to be able to announce the operator in 2025.
- **Moat House/Parcel S:** A planning application has been submitted to convert the Grade II listed Moat House into four apartments as part of a small development of eight or nine homes that will be taken forward by a local developer.



Community Updates

Happy Holidays!

On behalf of Crest Nicholson, we would like to wish you all a restful break. We look forward to continuing this journey with you in the New Year as the site continues to evolve, and we will keep you updated along the way.

As is tradition, Crest Nicholson has once again generously donated a Christmas tree to the Arborfield Green Community Centre. Do check it out – all are welcome!

For general queries about Arborfield Green, please continue to use community@arborfieldgreen.co.uk.

Community Centre Management




The management of the current community centre has been handed over to Pinnacle. Bookings for the community centre and sports pitches can be made by contacting Claire at claire@pinnaclepm.co.uk.

This change does not affect your property service charge fees.

For general queries about Arborfield Green, please continue to use community@arborfieldgreen.co.uk.

Contact Us

Thank you for your continued support!

-  Phone: 07877286569
-  Website: www.arborfieldgreen.co.uk
-  Email: community@arborfieldgreen.co.uk

Jenny Cooper & Tope Mayomi
Community Liaison Team on behalf of Crest Nicholson



CREST NICHOLSON

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