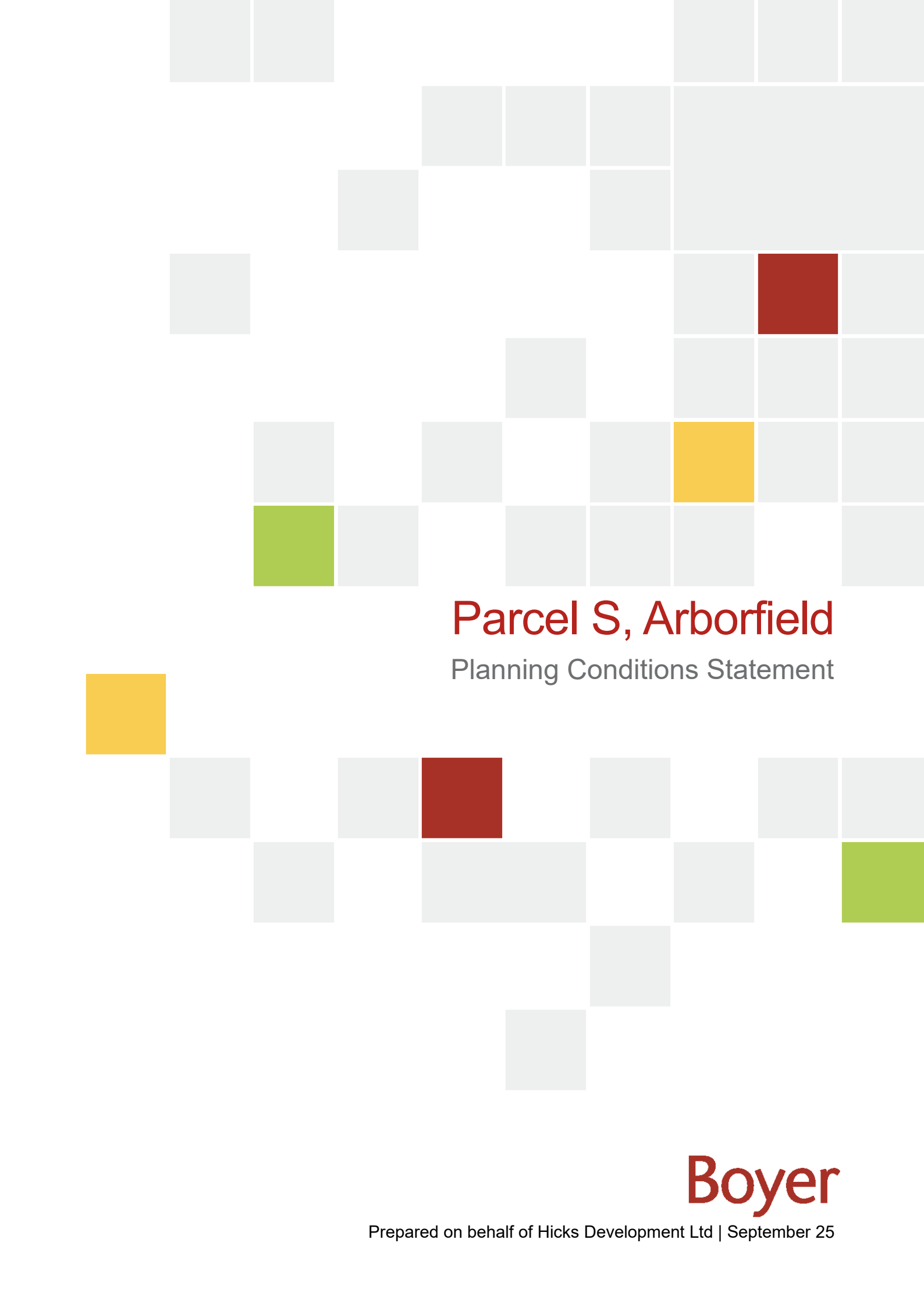




Parcel S, Arborfield

Planning Conditions Statement

Boyer

Prepared on behalf of Hicks Development Ltd | September 25

REPORT CONTROL

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1. PLANNING CONDITIONS STATEMENT

Introduction

- 1.1 This Planning Conditions Statement ("Statement") has been prepared by Boyer, on behalf of Hicks Development Ltd ('Hicks') ('the Applicant'). This Statement is submitted to Wokingham Borough Council ('WBC') in support of a Reserved Matters ('RM') application pursuant to the outline planning permission for the re-development of Arborfield Garrison which was granted in April 2015 (Reference: O/2014/2280).
- 1.2 The decision notice issued on 2nd April 2015 granted planning permission for the development subject to compliance with a total of eighty-five conditions.
- 1.3 Hicks has subsequently prepared a RM application relating to Parcel S, Arborfield, with the following description of development:
- "Application for approval of Reserved Matters pursuant to O/2014/2280 for the erection of 4 detached dwellings and associated infrastructure."*
- 1.4 The RM application incorporates several supporting documents including information to discharge a total of twenty-six conditions imposed by the outline planning permission.
- 1.5 It has been agreed with WBC that a separate application will be submitted to discharge the relevant conditions from the outline planning permission, alongside the separate RM application.
- 1.6 This document provides a summary of the relevant planning conditions and identifies the conditions which Hicks are seeking to discharge, what information has been provided to support the discharge of the relevant condition or whether information will be provided to WBC at a later date under a separate planning application.

Conditions – Prior to the submission of a Reserved Matters Application

- 1.7 Prior to the submission of an RM application for Parcel S, the outline planning permission requires a number of conditions to be submitted to and approved in writing by the Local Planning Authority.
- 1.8 The following conditions have been discharged with details provided below:

Condition Number	Condition Title	Approved Information
6	Phasing	Reference: 152158 – Approved 13/10/2015
13	Landscape Strategy	Reference: 152235 -Approved 05/10/2015
32	Walking, Cycling and Equine Strategy	Reference: 152156 -Approved 12/10/2015

33	Phased Public Transport Strategy	Reference: 152157 -Approved 26/11/2015
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Conditions – Submission of Information to Accompany any Reserved Matters Application

1.9 A total of eighteen planning conditions from the outline planning permission require information to be submitted with the RM application for Parcel S.

1.10 Details of these conditions and the information submitted are set out below:

Condition Number	Condition Title	Approved Information
12	Levels & Measured Survey	Levels Strategy (Ref. 25-136-101)
15	Arboricultural Implications Assessment	Arboricultural Implications Report (July 2025)
17	Aged and Veteran Tree Mitigation Strategy	
18	Landscape and Ecological Management Plan	Ecology Conditions Report
19	Hedgerow Mitigation and Compensation Strategy	
20	Bat Mitigation Strategy	
21	Reptile Mitigation Strategy	
22	Ecological Permeability	
23	Non-Native Species Management Plan	
28	Car and Motorcycle Parking	Transport Assessment (August 2025)
29	Cycle Parking	
51	Code for Sustainable Homes	Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations the proposals are not required to meet Code Level 4. An Energy and Sustainability Statement (July 2025) has however, been submitted to accord with Condition 51.
52	Reduction in Carbon Emissions	Energy and Sustainability Statement (July 2025) by AES Sustainability Consultants

53	Lifetime Homes Standards	The Lifetime Homes Standards no longer exist. However, they can largely be equated with M4(2). Accordingly, all 5 dwellings will be M4(2). This is confirmed in the Design and Access Statement (July 2025).
54	Water Butts and Composting	Energy and Sustainability Statement (July 2025) by AES Sustainability Consultants
55	Reduce Water Consumption	Energy and Sustainability Statement (July 2025) by AES Sustainability Consultants
56	Internal and External Spaces for Storage of Refuse and Recyclables	Transport Assessment (August 2025)
69	Archaeology	Parcel S Written Scheme of Investigation (June 2025)

Conditions – Prior to the Commencement of Development

- 1.11 The outline planning permission for the development also includes a total of twenty-four planning conditions which must be submitted to and approved by the Local Planning Authority prior to the commencement of development (or in the case of lighting prior to its installation).
- 1.12 This application seeks to discharge eight of those planning conditions. Details of these conditions and the information submitted are set out below:

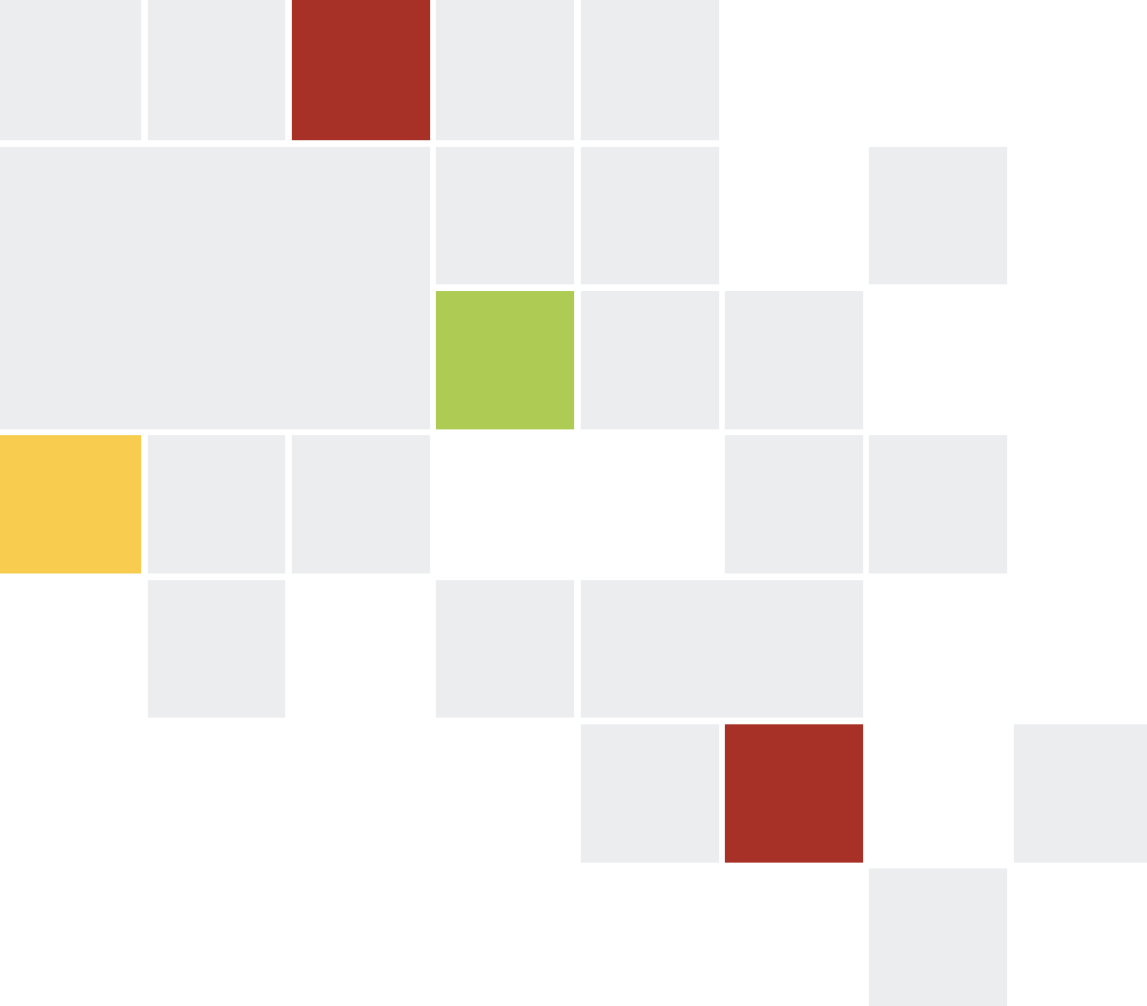
Condition Number	Condition Title	Approved Information
40	Compensatory Storage	Floodplain Drawing (Ref. 25-136/103)
41	Design Floodplain Model	
42	Safe Access / Egress	Transport Assessment (August 2025), Floodplain Drawing (Ref. 25-136/103)
43	Foul/Surface Water	Drainage Strategy Technical Note (July 2025) prepared by Odyssey
44	Sustainable Drainage	
45	Full Drainage System	
46	Wetland Features	Floodplain Drawing (Ref. 25-136/103)

57	Lighting	Lighting Statement and supporting preliminary design
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- 1.13 This will result in a remaining sixteen pre-commencement planning conditions still to be discharged. These will be dealt with under separate submission once the relevant information is available.

Conclusion

- 1.14 Outline planning permission for the re-development of Arborfield Garrison was granted in April 2015 (Ref. O/2014/2280).
- 1.15 The decision notice issued on 2nd April 2015 granted planning permission for the development subject to compliance with a total of eighty-five conditions.
- 1.16 A number of planning conditions which require information to be submitted and agreed in writing by the Local Planning Authority prior to the submission of any RM applications have already been discharged by Crest Nicholson (the site wide Delivery Partner of the Defence Infrastructure Organisation). However, the site is now owned by Hicks Developments Ltd.
- 1.17 Hicks have subsequently prepared an RM application relating to Parcel S.
- 1.18 A number of the planning conditions require RM applications to include information to allow their discharge by the Local Planning Authority. As agreed with WBC a separate discharge of conditions application has been prepared and will be submitted concurrently with the RM application to discharge the requirement of these planning conditions.
- 1.19 In addition, this application also includes information to discharge a further twenty-six planning conditions which must be approved in writing by the Local Planning Authority prior to the commencement of the proposed development.
- 1.20 There are a remaining sixteen pre-commencement conditions associated with Parcel S which will be submitted separately from this application and the RM application for the Local Planning Authority to approve once the relevant information becomes available.



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