

Tel: 01189 74 6000 (Customer Care)  
Mobile: 0771 406 9 407  
Email: Joanna.Carter@wokingham.gov.uk  
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**WOKINGHAM  
BOROUGH COUNCIL**

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Ms Amber Childs  
Building 2  
Abbey View  
St Albans  
AL1 2PS  
[amber.childs@crestnicholson.com](mailto:amber.childs@crestnicholson.com)

By email only

Dear Amber Childs,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION  
O/2014/2280**

**Site Address:** Parcel V2N, Biggs Lane, Arborfield Garrison, Arborfield  
**Permission:** O/2014/2280  
**Application Numbers:** 220409, 222874, 223546, 241621, 242008, 250198

This letter provides an update on the approval of details pursuant to conditions for development at Arborfield Garrison, Parcel V2N. The attached schedule sets out the current position regarding submission and approval of details in respect of conditions: 10 (Materials), 12 (Levels/Measured Survey), 14 (Hard and Soft Landscaping Scheme), 15 (Arboricultural Implications Assessment), 16a (Arboricultural Method Statement), 17 (Aged/Veteran Tree Mitigation), 18 (Landscape & Ecological Management Plan), 19 (Hedgerow Mitigation), 20 (Bat Mitigation), 21 (Reptile Mitigation), 22 (Ecological Permeability), 23 (Non-Native Species Plan), 26 (Detailed Design of Roads), 27 (Construction Access), 28 (Car and Motorcycle Parking), 29 (Cycle Parking), 39 (Fluvial Flooding), 40 (Compensatory Storage), 41 (Design Floodplain Model), 42 (Safe Access/Egress), 43 (Foul/Surface Water Drainage Strategy), 44 (Sustainable Drainage Scheme), 45 (Detailed Drainage System), 46 (Wetland Features), 51 (Code for Sustainable Homes), 52 (Reduction in Carbon Emissions), 53 (Lifetime Homes), 54 (Water Butts), 55 (Reduction in Water Consumption), 56 (Refuse Storage), 57 (Lighting), 58 (Contamination), 59 (Noise Insulation), 65 (Construction and Environmental Management Plan), 67 (Material Management Soil Resource Plan & Site Waste Management Plan) and 69 (Archaeology).

For avoidance of doubt those conditions that do not require submission and approval of further details have been listed as such.

In summary:

- Acceptable details have been submitted in relation to Conditions 10 (Materials), 12 (Measured Survey and Levels), 14 (Hard and Soft Landscaping Scheme), 15 (Arboricultural Impact Assessment), 16 (Arboricultural Method Statement), 17 (Aged Veteran Tree Strategy), 18 (Landscape & Ecological Management Plan), 19 (Hedgerow Mitigation), 20 (Bat Mitigation), 21 (Reptile Mitigation), 22 (Ecological Permeability), 23 (Non-Native Species Plan), 26 (Detailed Design of Roads), 27 (Construction Access), 28 (Car and Motorcycle Parking), 29 (Cycle Parking), 39 (Fluvial Flooding), 40 (Compensatory Storage), 41 (Flood Modelling), 42 (Pedestrian Access – flood), 46 (Wetland Features), 51 (Code for Sustainable Homes), 52 (Carbon Emissions Reduction), 53 (Lifetime Homes), 54 (Water Butt and Composting Space), 55 (Water Consumption Reduction), 56 (Refuse and Recycling Storage), 57 (Lighting Scheme), 58(i)-(iv) (Contamination – Investigation Report and Remediation Scheme), 58(v) (Contamination – Validation Report), 59 (Noise Insulation – Dwellings), 65 (Construction and Environment Management Plan), 67 (Demolition Waste Management), 69 (Archaeology) and 73 (Fire Hydrants).
- Additional information is required in relation to Conditions 43 (Foul and Surface Water), 44 (Sustainable Drainage Scheme), 45 (Drainage System).
- No details have been submitted in relation to Condition 31 (Parking Management).

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition. If you have any queries, please contact the case officer, Joanna Carter.

Yours sincerely



**Nick Chancellor**  
Delivery Manager  
Planning and Delivery  
Place & Growth

Enclosure: schedule of conditions

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 (Approved Parameter Plans)				No submission required		N/A
Condition 2 (Time Limits - commencement)				No submission required		N/A
Condition 3 (Time Limits – Reserved Matters)				No submission required		N/A
Condition 4 (Building Heights)				No submission required		N/A
Condition 5 (Density – District Centre)				Not relevant to this phase – no submission required		N/A
Condition 6 (Phasing)	Phasing Strategy Combined 14558-CNR Issue 2	25/07/2015	152158	Site-wide condition – no submission required	Approved	13/10/2015
	Phasing Strategy 14558-CNR-SK-Arb Infra MP-0005 Rev 1	01/10/2015				
Condition 7 (Development Briefs – District Centre, Secondary School and Parcels N, M and R)				Not relevant to this phase – no submission required		N/A
Condition 8 (Development Briefs – the Moat Area, Primary School, Linear Park, Neighbourhood Centre)				Not relevant to this phase – no submission required		N/A
Condition 9 (Design Codes)	Design Code and Development Brief: Northern Gateway Rev C – January 2021 prepared by Murdoch Wickham and GSA  Illustrative Character Areas Plan N81-2240-PL07 Rev I	03/02/2021	181714, 210368	Site-wide condition – no submission required	The Design Code for the Northern Gateway area, which comprises parcel V2N, was approved under 181714 and subsequently superseded by Design Code approved under 210368	31/08/2021

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 10 (Materials)	Materials Strategy P20-0664-30 Rev G	16/08/2022	220409	Prior commencement	Approved.	10/10/2024
	Materials Schedule Rev P10	09/07/2024				
Condition 11 (Permitted Development)				No submission required		N/A
Condition 12 (Measured Survey and Levels)	Proposed Site Levels 60312043-CIV-V2N-EW-015 Rev P05	16/08/2022	220409	With Reserved Matters Application	Approved.	10/02/2023
Condition 13 (Landscape Strategy)	Overarching Landscape Strategy 14558-SW-5701 Rev P2	07/08/2015	152235	Site-wide condition – no submission required	Approved.	05/10/2015
Condition 14 (Hard and Soft Landscaping)	Landscape Management and Maintenance Plan 3089-6-1-LM-0001 Rev T1 Landscape Specification 3089-6-1-SP-0001 Rev T1	25/11/2022	223546	Prior commencement	Approved.	10/10/2024
	Screens - External Wall Details CNSD-2013-130 Rev C2	18/01/2023				
	Landscape Layout 3089-6-1-1-DR-0001 Rev T9 Habitat Mitigation Plan 3089-6-1-DR-0011-D1 Rev T5 Hard surfaces and Boundary Treatments Plan 1 of 4 3089-6-1-DR-0006 Rev T08 Hard surfaces and Boundary Treatments Plan 2 of 4 3089-6-1-DR-0007 Rev T08 Hard surfaces and Boundary Treatments Plan 3 of 4 3089-6-1-DR-0008 Rev T07 Hard surfaces and Boundary Treatments Plan 4 of 4 3089-6-1-DR-0009 Rev T07 Planting Plan 1 of 4 3089-6-1-DR-0002 Rev T8 Planting Plan 2 of 4 3089-6-1-DR-0003 Rev T8 Planting Plan 3 of 4 3089-6-1-DR-0004 Rev T8	03/11/2023				

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Planting Plan 4 of 4 3089-6-1-DR-0005 Rev T7 Typical Tree Planting Detail 3089-6-1-DR-0010 Rev T2					
Condition 15 (Arboricultural Implications Assessment)	Arboricultural Impacts Assessment Note 21666-02 21 July 2022 prepared by SJA Tree Protection Plan SJA TPP 21666-042 Rev A	16/08/2022	220409	With Reserved Matters Application	Approved.	10/02/2023
Condition 16(i) (Arboricultural Method Statement)	Arboricultural Impacts Assessment Note 21666-02 21 July 2022 prepared by SJA Tree Protection Plan SJA TPP 21666-042 Rev A	16/08/2022	220409	Prior commencement	Approved.	10/02/2023
Condition 16(ii)-(iv) (Fencing and Excavations – Protection of Trees)				No submission required		N/A
Condition 17 (Aged and Veteran Tree Strategy)	Arboricultural Impacts Assessment Note 21666-02 21 July 2022 prepared by SJA	16/08/2022	220409	With Reserved Matters Application	Approved.	10/02/2023
Condition 18 (Landscape and Ecological Management Plan)	Landscape and Ecology Management Plan 60312043 Rev 0.4 July 2022 prepared by AECOM	20/09/2023	220409	With Reserved Matters Application	Approved.	21/09/2023
	Habitat Mitigation Plan 3089-6-1-DR-0011-D1 Rev T5	03/11/2023			Approved	10/10/2024
Condition 19 (Hedgerows)	Ecology Report 60312043 Rev 0.5 July 2022 prepared by AECOM	16/08/2022	220409	With Reserved Matters Application	Approved.	10/02/2023
Condition 20 (Bats)	Ecology Report 60312043 Rev 0.5 July 2022 prepared by AECOM	16/08/2022	220409	With Reserved Matters Application	Approved.	21/09/2023
Condition 21 (Reptiles)	Ecology Report 60312043 Rev 0.5 July 2022 prepared by AECOM	16/08/2022	220409	With Reserved Matters Application	Approved.	10/02/2023
Condition 22	Ecology Report 60312043 Rev 0.5 July 2022 prepared by AECOM	16/08/2022	220409	With Reserved Matters Application	Approved	10/02/2023

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
(Ecological Permeability)						
Condition 23 (Invasive Species)	Ecology Report 60312043 Rev 0.5 July 2022 prepared by AECOM	16/08/2022	220409	With Reserved Matters Application	Approved	10/02/2023
Condition 24 (Primary School Size)				Not relevant to this phase – no submission required		N/A
Condition 25 (Nine Mile Ride Extension)				Not relevant to this phase – no submission required		N/A
Condition 26 (Detailed Road Design)	External Works - Sheet 1 148823-C.400-01 Rev C1 External Works - Sheet 2 148823-C.400-02 Rev C1 Highway Construction Details 148823-C.310-01 Rev C1 Highway Long Sections 148823-C.320-01 Rev C1 S38 Layout 148823-C.500-01 Rev C1 S38 Layout 148823-C.500-02 Rev C1	25/11/2022	223546	Prior commencement	Approved.	10/10/2024
	Combined Services Layout CNC002-CSL-001 Rev I	19/07/2023				
Condition 27 (Construction Access)	Construction and Environment Management Plan V2N October 2022	25/11/2022	223546	Prior commencement	Approved insofar as related to the construction access only.	10/02/2023
Condition 28 (Car Parking)	Parking Strategy P20 0664 29 Rev G Garage P20 0664 32 Sheet WIND (included in House Type Pack P20 0664 32 Rev H)	16/08/2022	220409	With Reserved Matters Application	Approved.	10/02/2023
Condition 29 (Cycle Parking)	Parking Strategy P20 0664 29 Rev G Bin and Bike Store P20 0664 32 Sheet BIN (included in House Type Pack P20 0664 32 Rev H)	16/08/2022	220409	With Reserved Matters Application	Approved.	10/02/2023
Condition 30				No submission required		N/A

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
(Garage Retention)						
Condition 31 (Parking Management and Servicing Strategy)				No submission required		N/A
Condition 32 (Walking, Cycling and Equine Strategy)	Walking, Cycling and Equine Strategy ITB11051-001E R prepared by i-Transport	25/09/2015	152156	Site-wide condition – no submission required		12/10/2015
Condition 33 (Phased Public Transport Strategy)	Phased Public Transport Strategy ITB11051-002C R prepared by i-Transport	13/11/2015	152157	Site-wide condition – no submission required		26/11/2015
Condition 34 (Bus Routes)				No submission required		N/A
Condition 35 (Travel Plan – Commercial)				Not relevant to this phase – no submission required		N/A
Condition 36 (Travel Plan – Primary School)				Not relevant to this phase – no submission required		N/A
Condition 37 (Travel Plan – Secondary School)				Not relevant to this phase – no submission required		N/A
Condition 38 (Car Parking – Parcel K)				Not relevant to this phase – no submission required		N/A
Condition 39 (Fluvial Flooding)	Flood Risk Assessment 60312043-V2N-FRA Rev 1.0 January 2022 AECOM	0706/2022	220409	With Reserved Matters Application	Approved.	10/02/2023
Condition 40	Flood Risk Assessment 60312043-V2N-FRA Rev 1.0 January 2022 AECOM	0706/2022	220409	Prior commencement	Approved.	10/02/2023

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval		
(Floodplain Storage)								
Condition 41 (Updated Floodplain Modelling)	Flood Risk Assessment 60312043-V2N-FRA Rev 1.0 January 2022 AECOM	0706/2022	220409	Prior commencement	Approved.	10/02/2023		
Condition 42 (Pedestrian Access and Egress During Flooding)	Flood Risk Assessment 60312043-V2N-FRA Rev 1.0 January 2022 AECOM	0706/2022	220409	Prior commencement	Approved.	10/02/2023		
Condition 43 (Foul and Surface Water Drainage Strategy)	Proposed Drainage Longsections - Sheet 2 of 2 60312043-CIV-V2N-EW-009 Rev P03	07/06/2022	220409	Prior commencement	Further information required – please refer to my email from 10/02/2023 and 20/09/2023.  The applicant is advised that a new application for approval of details reserved by this condition is required.			
	Drainage Statement 60312043-V2N-DS Rev 4.0 January 2022 AECOM  Proposed Catchment Plan 60312043 CIV-V2N-EW-006 Rev P05  Proposed Drainage GA 60312043 CIV-V2N-EW-005 Rev P06  Proposed Drainage Longsections - Sheet 1 of 2 60312043-CIV-V2N-EW-008 Rev P03	16/08/2022						
	60312043-CIV-298 P12 Hazebrouke SuDS Assessment	16/01/2023						
	Hazebrouck Drainage Strategy 60312043-CIV-298 Rev P13  Microdrainage Simulation Results Pond 17 (August 2024)  Pond Cascades 60312043 Rev P9	28/01/2025	250198		Under consideration in conjunction with application 240443.			
	Condition 44 (Sustainable Drainage Scheme)	Proposed Drainage Longsections - Sheet 2 of 2 60312043-CIV-V2N-EW-009 Rev P03	07/06/2022		220409	Prior commencement	Further information required – please refer to my email from 10/02/2023 and 20/09/2023.  The applicant is advised that a new application for approval of details reserved by this condition is required.	
		Drainage Statement 60312043-V2N-DS Rev 4.0 January 2022 AECOM  Proposed Catchment Plan 60312043 CIV-V2N-EW-006 Rev P05	16/08/2022					



Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Proposed Drainage GA 60312043 CIV-V2N-EW-005 Rev P06  Proposed Drainage Longsections - Sheet 1 of 2 60312043-CIV-V2N-EW-008 Rev P03					
	60312043-CIV-298 P12 Hazebrouke SuDS Assessment	16/01/2023				
	Hazebrouck Drainage Strategy 60312043-CIV-298 Rev P13  Microdrainage Simulation Results Pond 17 (August 2024)  Pond Cascades 60312043 Rev P9	28/01/2025	250198		Under consideration in conjunction with application 240443.	
Condition 45 (Detailed Drainage System)	Proposed Drainage Longsections - Sheet 2 of 2 60312043-CIV-V2N-EW-009 Rev P03	07/06/2022	220409	Prior commencement	Further information required – please refer to my email from 10/02/2023 and 20/09/2023.  The applicant is advised that a new application for approval of details reserved by this condition is required.	
	Drainage Statement 60312043-V2N-DS Rev 4.0 January 2022 AECOM  Proposed Catchment Plan 60312043 CIV-V2N-EW-006 Rev P05  Proposed Drainage GA 60312043 CIV-V2N-EW-005 Rev P06  Proposed Drainage Longsections - Sheet 1 of 2 60312043-CIV-V2N-EW-008 Rev P03	16/08/2022				
	60312043-CIV-298 P12 Hazebrouke SuDS Assessment	16/01/2023				
	Hazebrouck Drainage Strategy 60312043-CIV-298 Rev P13  Microdrainage Simulation Results Pond 17 (August 2024)  Pond Cascades 60312043 Rev P9	28/01/2025	250198		Under consideration in conjunction with application 240443.	
Condition 46 (Wetland Features)	Drainage Statement 60312043-V2N-DS Rev 4.0 January 2022 AECOM	16/08/2022	220409	Prior commencement	Please refer to my email from 10/02/2023. The details will be required to be submitted for the LPA's approval under	10/02/2023

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					Condition 4 of Reserved Matters Approval 220421. No further details required under this Condition 46.	
Condition 47 (Retail – Food Store Floorspace)				Not relevant to this phase – no submission required		N/A
Condition 48 (Retail – District Centre Units Size)				Not relevant to this phase – no submission required		N/A
Condition 49 (Retail –Comparison Floorspace)				Not relevant to this phase – no submission required		N/A
Condition 50 (Broadband)				No submission required		N/A
Condition 51 (Code for Sustainable Homes)	Planning Conditions Statement v1 31.01.2022 prepared by Boyer Energy Statement Rev 0 December 2021 AESSC	11/02/2022	220409	With Reserved Matters Application	Given the changes in legislation, the proposal will need to meet appropriate national standards set out in Building Regulations. No details are required to be submitted pursuant to this Condition.	10/02/2023
Condition 52 (Carbon Emissions Reduction)	Energy Statement Rev - September 2023 prepared by AES Sustainability Consultants	20/09/2023	220409	With Reserved Matters Application	Approved.	21/09/2023
Condition 53 (Lifetime Homes)	Accommodation Schedule Rev P5	20/09/2023	220409	With Reserved Matters Application	Approved	21/09/2023
Condition 54 (Water Butt and Composting Space)	Design and Access Statement P20 0664 33 Rev E prepared by Pegasus	16/08/2022	220409	With Reserved Matters Application	Approved.	10/02/2023
Condition 55 (Water Consumption Reduction)	Energy Statement Rev 0 December 2021 prepared by AESSC	11/02/2022	220409	With Reserved Matters Application	Approved.  The applicant is advised that this approval is in relation to provisions relating to reduction in water consumption only.	10/02/2023

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					For the avoidance of doubt, other provisions of the Energy Statement are not approved – please refer to Condition 52.	
Condition 56 (Refuse and Recycling Storage)	Bin and Bike Store P20 0664 32 Sheet BIN (included in House Type Pack P20 0664 32 Rev H) Refuse strategy P20 0664 27 Rev E	16/08/2022	220409	With Reserved Matters Application	Approved. Please be advised that our Waste & Recycling team make the following recommendations in relation to the communal bin: <ul style="list-style-type: none"> <li>- To provide 1 x 360l &amp; 2 x 240l bins for general waste (bins to be grey/black)</li> <li>- To provide 4 x 240l bins for recycling (bins to be blue)</li> <li>- To share a waste collection strategy/note to review waste collection arrangements for the apartment block – please use the following email <a href="mailto:waste.collection@wokingham.gov.uk">waste.collection@wokingham.gov.uk</a></li> </ul>	25/11/2022
Condition 57 (Lighting Scheme)	Combined Services Layout CNC002-CSL-001 Rev I	19/07/2023	220409	Prior installation	Approved	10/10/2024
	Street Lighting 60312043-CIV-V2N-EW-101 Rev P07 Proposed Street Lighting 4m Above Ground Level 60312043-CIV-V2N-EW-102 Rev P02	31/10/2023				
Condition 58 (Contamination)	Ground Investigation Report J20217 Wilson Bailey 09.02.2021	25/11/2022	223546	Prior commencement	Approved in respect of requirements listed under Condition 58(i)-(iv).	21/09/2023
	Contaminated Land Watching Brief - Closure Report J202017-c08-db Contaminated Land Watching Brief confirmation 2024.07.25	05/08/2024	242008		Approved in respect of requirements listed under Condition 58(v).	10/11/2025
Condition 59 (Noise Insulation – Dwellings)	Environmental Noise Survey 21898-1-R2 21 July 2022 prepared by Noise.Co.Uk	16/08/2022	220409	Prior commencement	Approved.	10/02/2023
Condition 60 (Noise Insulation – Schools)				Not relevant to this phase – no submission required		N/A

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 61 (Noise Insulation – Machinery)				Not relevant to this phase – no submission required		N/A
Condition 62 (Noise Control – Non-Residential)				Not relevant to this phase – no submission required		N/A
Condition 63 (Ventilation – Non-Residential)				Not relevant to this phase – no submission required		N/A
Condition 64 (Hours of Operation – Non-Residential)				Not relevant to this phase – no submission required		N/A
Condition 65 (Construction Environmental Management Plan)	Design Risk Assessment 3089-6-1-TD-0001 Rev T1	25/11/2022	223546	Prior commencement	Approved.	21/09/2023
	Temporary Works Package 6241 Rev E	12/01/2023				
	Construction and Environment Management Plan V2N October 2022	17/07/2023				
Condition 66 (Demolition – Secondary School)				Not relevant to this phase – no submission required		N/A
Condition 67 (Demolition Plan)				Prior commencement	Details approved under prior notification (demolition): prior approval not required (27/09/2016, application reference (162428).	N/A
Condition 68 (Working Hours)				No submission required		N/A
Condition 69 (Archaeology)	Written Scheme of Investigation - Archaeology Parcel V2 27-05-2016	15/07/2016	162008	Prior to Reserved Matters Application	The submitted Written Scheme of Investigation has already been approved on 30/09/2016 (ref 162008). The subsequent Evaluation Report confirmed that the investigation works have been carried out in accordance with the Written Scheme of Investigation and that no further archaeological works are required in Parcel V2, and it was approved on 16/03/2017 (ref	30/09/2016
	Archaeology Evaluation Report Cover Letter 2016.09.19 MOLA	14/10/2016	162845			16/03/2017

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Archaeology Evaluation Report 14.09.16 prepared by MOLA				162845). No further details are required pursuant to this condition.	
	Written Scheme of Investigation - Archaeology Parcel V2 27-05-2016	11/02/2022	220409			N/A
Condition 70 (Heritage – Parcel Z)				Not relevant to this phase – no submission required		N/A
Condition 71 (Protection of Retained Buildings)				Site-wide condition – no submission required		N/A
Condition 72 (Building Heritage Recording)				Site-wide condition – no submission required		N/A
Condition 73 (Fire Hydrants)	Fire Hydrants WN0016747-17 PM onsite 1 of 1 appendix Rev 1.0	26/06/2024	241621	Prior occupation	Approved.	10/10/2024
	Email from George Bridges (RFBRs) 2023.08.09	08/07/2024				
Condition 74 (Sprinklers)				Not relevant to this phase – no submission required		N/A
Condition 75 (Restriction in Use – Gymnasium)				Not relevant to this phase – no submission required		N/A
Condition 76 (Parking Strategy – Gym)				Not relevant to this phase – no submission required		N/A
Condition 77 (Hours of Operation – Gym)				Not relevant to this phase – no submission required		N/A

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 78 (Crossing Points – Northern SANG)				Not relevant to this phase – no submission required		N/A
Condition 79 (Parking – West Court SANG)				Not relevant to this phase – no submission required		N/A
Condition 80 (Archaeology – SANG)				Not relevant to this phase – no submission required		N/A
Condition 81 (Detailed Landscape Scheme – SANG)				Not relevant to this phase – no submission required		N/A
Condition 82 (Playing Fields and Sports Facilities Provision Triggers)				Not relevant to this phase – no submission required		N/A
Condition 83 (Playing Fields and Pitches – Details and Provision Triggers)				Not relevant to this phase – no submission required		N/A
Condition 84 (Sports Facilities – Detailed Design)				Not relevant to this phase – no submission required		N/A
Condition 85 (Flood Lighting – Sports Facilities)				Not relevant to this phase – no submission required		N/A