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Date: 20 March 2026



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By email only

Dear Lucy Carpenter, Jude Aggett,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION O/2014/2280 (140977) AND WITH CONDITIONS OF RESERVED MATTERS APPROVAL 223764. IN RELATION TO SPORTS AND COMMUNITY INFRASTRUCTURE.

Applicant:	Crest Nicholson
Site Address:	Arborfield Garrison, & Adjoining Land, Arborfield, Reading
Permission:	O/2014/2280
Application Number:	223748, 251174, 251475, 252028, 260393, 250756; 251326; 251459

This letter provides an update on the approval of details pursuant to conditions of Outline Planning permission O/2014/2280 and of Reserved Matters Approval 223764, for development at Arborfield Garrison, Sports & Community Infrastructure Parcel.

The attached schedule (Enclosure 1) sets out the current position regarding submission and approval of details in respect of outline conditions: 10 (Materials), 12 (Levels/Measured Survey), 14 (Hard and Soft Landscaping Scheme), 15 (Arboricultural Implications Assessment), 16(i) (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 Scheme), 58 (Contamination), 65 (Construction and Environmental Management Plan), 67 (Material Management Soil Resource Plan & Site Waste Management Plan), 69 (Archaeology), 84 (Sports facilities – detailed design) and 85 (Flood lighting – Sports facilities).

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

In summary, in relation to Outline conditions:

- Acceptable details have been submitted in relation to Conditions 10; 12; 14; 15; 16; 17; 18; 19; 21; 22; 23; 26; 27; 28; 29; 35; 39; 40; 41; 42; 43; 44; 45; 46; 51; 52; 65; 67; 69; 84; 85.
- The following conditions are currently under consideration / require additional information: 20; 56; 57.
- No details have been submitted in relation to Condition 58. These are required.

The attached schedule (Enclosure 2) sets out the current position regarding submission and approval of details in respect of Reserved Matters (223764) conditions: 3 (materials); 4 (levels); 5 (bat licence); 6 (Bats – New Pavilion Enhancements); 7 (Landscape Management Plan); 10 (Parking Management Strategy); 11 (Cycle Parking); 12 (Access); 13 (Allotments); 14 (Archaeology) & 15 (Car Park Lighting).

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

In summary, in relation to Reserved Matters conditions:

- Acceptable details have been submitted in relation to Conditions 3, 5, 7, 11, 13, 14, 15.
- Condition 4 – only partially discharged, other elements of this condition remain under consideration.
- The following conditions are currently under consideration / require additional information: 6; 12.
- No details have been submitted in relation to Condition 10. These are now required.

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, Adriana Gonzalez.

Yours sincerely



Nick Chancellor
Development Delivery Manager

Enclosure:

- 1) Schedule of Outline conditions
- 2) Schedule of Reserved Matters conditions

Enclosure 1: Schedule of Outline conditions

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 (Approved Details)				No submission required		
Condition 2 (Time Limits - Commencement)				No submission required		
Condition 3 (Time Limits – Reserved Matters)				No submission required		
Condition 4 (Building Heights)				No submission required		
Condition 5 (Density – District Centre)				Not relevant to this phase – no submission required		
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		
Condition 8 (Development Briefs – the Moat Area, Primary School, Linear Park, Neighbourhood Centre)				Not relevant to this phase – no submission required		
Condition 9 (Design Codes)				Site-wide condition – no submission required		

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 10 (Materials)	Proposed North and West Elevations – 5709 20.32 Rev A EPD Cedral Fibre Cement Slates Document – Environmental Product Declaration Section 278 Works Baird Road / Whitehall Drive Construction Details – Ref. 29462 XX – 403	20/06/2025	251475	Prior commencement	Approved.	22/10/2025
	Proposed South and East Elevations – 5709 20.31 Rev A	02/07/2025				
	External Building Materials – 6109 – Condition 3 Sheet 1 Rev A External Building Materials – 6109 – Condition 3 Sheet 2 Rev A External Building Materials – 6109 – Condition 3 Sheet 3 Rev A	16/09/2025				
	6109-M1-01 Outline Specification – Stage 3 – New Sports Pavilion – Rev C – 18-09-25	18/09/2025				
Condition 11 (Permitted Development)				No submission required		
Condition 12 (Measured Survey and Levels)	Cover Letter – Boyer, Ref. 22.1008/JA, dated 09.05.2025. Topographical Survey – Ref. JLS212-T Sheet Layout Plan. Topographical Survey – Ref. JLS212-T Sheet 1 of 4. Topographical Survey – Ref. JLS212-T Sheet 2 of 4. Topographical Survey – Ref. JLS212-T Sheet 3 of 4. Topographical Survey – Ref. JLS212-T Sheet 4 of 4.	16/05/2025	251174	With Reserved Matters Application	Approved.	20/03/2026
	Proposed Contour Plan – Ref. 29462 - 101A	20/08/2025				

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
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)	14558-SP-LS-5701 - NEAP Landscape Plan_P5	20/08/2025	223748 & RM 223764	Prior commencement	Approved.	20/03/2026
	Arborfield Sports Facilities - LEAP - CAS-489401-F1F2N2 Rev A	18/11/2025				
	14558-SP-LS-5004 P4 Allotment Area C Soiling Plan	10/11/2025				
	14558-SP-LS-5005 P4 Allotment Area C Hard Landscape Plan					
	14558-SP-LS-5006 P5 Allotment Area C Planting Plan					
	14558-SP-LS-5053 C5 Allotment Area C Soiling Plan					
	14558-SP-LS-5054 C5 Allotment Area C Hard Landscape Plan					
	14558-SP-LS-5055 C6 Allotment Area C Planting Plan					
	14558-SP-LS-5056 C5 Allotment Area C Setting Out Plan					
4240536-1310-P1 – Construction Details	21/11/2025					
4240536-1300-P3 – Proposed Finishes						
Horticultural Specification - 14558/SP/LS/5705 Rev C1, dated December 2025	05/01/2026					
Landscape Masterplan 14558/SP/LS/5700 Rev P11	20/01/2026					
Condition 15 (Arboricultural Implications Assessment)	Arboricultural Implications Report SJA 23629-01a, dated March 2024 Tree Protection Plan SJA TPP 23629-041b	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Approved. The Reserved Matters application (223764) demonstrated appropriate tree mitigation.	14/11/2025

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					<u>Note:</u> approval of details is in relation to condition 15 only (AIA). Further information is required for the relevant elements in relation to condition 16(i).	
Condition 16(i) (Arboricultural Method Statement)	Arboricultural Method Statement dated March 2026 – SJA ams 24512-01a	10/03/2026	251475 & 251174	Prior commencement	Approved.	26/09/2025
					Approved in relation to the latest levels and contours plans pursuant to outline condition 12.	20/03/2026
Condition 16(ii)-(iv) (Fencing and Excavations – Protection of Trees)				No submission required		
Condition 17 (Aged and Veteran Tree Strategy)	Arboricultural Implications Report SJA 23629-01a, dated March 2024 Tree Protection Plan SJA TPP 23629-041b	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Approved. <u>Note:</u> No Aged or Veteran trees are situated within the Sports and Community Infrastructure parcel.	14/11/2025
Condition 18 (Landscape and Ecological Management Plan)	Landscape and Ecology Management Plan Ref. 60312043 Rev V3, dated March 2024	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Approved	20/03/2026
	14558-SP-LS-5704 C5 – Landscape Management and Maintenance Plan	17/02/2026				
Condition 19 (Hedgerows)	Ecology Report 60312043 Rev V5, dated March 2024 prepared by AECOM	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Approved.	14/11/2025
	14558-SP-LS-5006 P5 Allotment Area C Planting Plan 14558-SP-LS-5055 C6 Allotment Area C Planting Plan	10/11/2025	250756			
Condition 20 (Bats)	Ecology Report 60312043 Rev V5, dated March 2024 prepared by AECOM Bat Mitigation Strategy for the Cricket Pavilion dated 28 March 2024, prepared by AECOM	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Under consideration.	

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Bat Survey Report for the Cricket Pavilion Building, Ref. 60312043 Rev V1, dated November 2022, prepared by AECOM	19/12/2022				
Condition 21 (Reptiles)	Ecology Report 60312043 Rev V5, dated March 2024 prepared by AECOM	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Approved. The Reserved Matters application (223764) demonstrated that reptiles are unlikely to be present within the Sports and Community Infrastructure Parcel, therefore a detailed Reptiles Mitigation Strategy is not required for this Parcel.	14/11/2025
Condition 22 (Ecological Permeability)	Ecology Report 60312043 Rev V5, dated March 2024 prepared by AECOM	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Approved.	14/11/2025
Condition 23 (Invasive Species)	Ecology Report 60312043 Rev V5, dated March 2024 prepared by AECOM	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Approved.	14/11/2025
Condition 24 (Primary School Size)				Not relevant to this phase – no submission required		
Condition 25 (Nine Mile Ride Extension)				Not relevant to this phase – no submission required		
Condition 26 (Detailed Road Design)	S278 Site Entrance – Ref. 4240536-1400 Rev P1 Section 278 Works Baird Road (Access 2) Access Plan – Ref. 29462 BR – 201 Section 278 Works Baird Road (Access 1) S278 Agreement Plan – Ref. 29462 BR – 202 Section 278 Works Baird Road Proposed Levels & Sections – Ref. 29462 BR – 203 Section 278 Works Whitehall Drive (Access 1) Access Plan – Ref. 29462 WD – 301 Section 278 Works Whitehall Drive (Access 1) Access Plan – Ref. 29462 WD – 302 Section 278 Works Baird Road / Whitehall Drive Proposed Levels & Sections – Ref. 29462 WD – 303	20/06/2025	251475	Prior commencement	Approved.	26/09/2025

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Section 278 Works Baird Road / Whitehall Drive Site Location Plan – Ref. 29462 XX – 400 Section 278 Works Baird Road / Whitehall Drive Construction Details – Ref. 29462 XX – 403					
Condition 27 (Construction Access)	S278 Site Entrance Plan – 4240536-1400 Rev P1	16/05/2025	251174	Prior commencement	Approved. <u>Note:</u> The trees will need to be crown lifted to achieve the required forward visibility.	14/11/2025
Condition 28 (Car Parking)	Site Layout – P21-2598-11 Rev K Proposed Site Plan (Pavilion) – 5709-1110 Rev N	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Approved. The Reserved Matters application (223764) demonstrated adequate car parking provision for this site. <u>Note:</u> Condition 15 of the Reserved Matters approval (223764) requires details of the lighting for the car park to be submitted. These details have been approved as part of application 251459.	14/11/2025
	Parking Note PH-HC-ITL17595-004 Rev A, dated 17.04.24	17/04/2024				
	Transport Statement PH-HC-ITL17595-001 Rev C, dated December 2023	21/12/2023				
Condition 29 (Cycle Parking)	Site Layout – P21-2598-11 Rev K Proposed Site Plan (Pavilion) – 5709-1110 Rev N	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Approved. The Reserved Matters application (223764) demonstrated adequate cycle parking provision for this site. <u>Note:</u> Condition 11 of the Reserved Matters approval (223764) requires details of the bicycle storage/parking to be submitted. These details are considered acceptable as part of discharge of conditions application Ref. 251459.	14/11/2025
	Parking Note PH-HC-ITL17595-004 Rev A, dated 17.04.24	17/04/2024				
	Transport Statement PH-HC-ITL17595-001 Rev C, dated December 2023	21/12/2023				
Condition 30 (Garage Retention)				No submission required		
Condition 31 (Parking Management and Servicing Strategy)				No submission required		
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	Approved.	12/10/2015

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
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	Approved.	26/11/2015
Condition 34 (Bus Routes)				No submission required		
Condition 35 (Travel Plan – Commercial)	Travel Plan Statement PH-HC-ITL17595-002 Rev A	19/12/2022	223748 & RM 223764	Prior occupation	Approved.	14/11/2025
Condition 36 (Travel Plan – Primary School)				Not relevant to this phase – no submission required		
Condition 37 (Travel Plan – Secondary School)				Not relevant to this phase – no submission required		
Condition 38 (Car Parking – Parcel K)				Not relevant to this phase – no submission required		
Condition 39 (Fluvial Flooding)	Flood Risk Assessment 60312043/S/FRA Rev 2.0, dated November 2022 AECOM	19/12/2022	223748 & RM 223764	With Reserved Matters Application	Approved.	14/11/2025
Condition 40 (Floodplain Storage)	Flood Risk Assessment 60312043/S/FRA Rev 2.0, dated November 2022 AECOM	19/12/2022	223748 & RM 223764	Prior commencement	Approved.	14/11/2025
Condition 41 (Updated Floodplain Modelling)	Flood Risk Assessment 60312043/S/FRA Rev 2.0, dated November 2022 AECOM	19/12/2022	223748 & RM 223764	Prior commencement	Approved.	14/11/2025
Condition 42 (Pedestrian Access and Egress During Flooding)	Flood Risk Assessment 60312043/S/FRA Rev 2.0, dated November 2022 AECOM	19/12/2022	223748 & RM 223764	Prior commencement	Approved.	14/11/2025
Condition 43	Drainage Statement 60312043-D-DS November 2022 Rev 2.1 AECOM	19/12/2022	223748 & RM 223764	Prior commencement	Approved.	14/11/2025

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
(Foul and Surface Water Drainage Strategy)	Sports Pavilion & Parcel S Drainage General Arrangement 60312043-CIV-S-005 Rev P7 Northern Section - Football Pitch Drainage Design Sheet 3 of 5 TD23433 Rev 05 Southern Section Cricket & Football Pitch Drainage Design Sheet 4 of 5 TD23433 Rev 05 Parcels AA & S Foul & Surface Water Drainage General Arrangement 60312043-AA-010 Rev C1 Parcel AA Drainage Construction Details Sheet 2 of 2 60312043-AA-015 Rev C1	28/03/2024				
Condition 44 (Sustainable Drainage Scheme)	Drainage Statement 60312043-D-DS November 2022 Rev 2.1 AECOM	19/12/2022	223748 & RM 223764	Prior commencement	Approved.	14/11/2025
	Sports Pavilion & Parcel S Drainage General Arrangement 60312043-CIV-S-005 Rev P7 Northern Section - Football Pitch Drainage Design Sheet 3 of 5 TD23433 Rev 05 Southern Section Cricket & Football Pitch Drainage Design Sheet 4 of 5 TD23433 Rev 05 Parcels AA & S Foul & Surface Water Drainage General Arrangement 60312043-AA-010 Rev C1 Parcel AA Drainage Construction Details Sheet 2 of 2 60312043-AA-015 Rev C1	28/03/2024				
Condition 45 (Detailed Drainage System)	Drainage Statement 60312043-D-DS November 2022 Rev 2.1 AECOM	19/12/2022	223748 & RM 223764	Prior commencement	Approved.	14/11/2025
	Sports Pavilion & Parcel S Drainage General Arrangement 60312043-CIV-S-005 Rev P7 Northern Section - Football Pitch Drainage Design Sheet 3 of 5 TD23433 Rev 05 Southern Section Cricket & Football Pitch Drainage Design Sheet 4 of 5 TD23433 Rev 05 Parcels AA & S Foul & Surface Water Drainage General Arrangement 60312043-AA-010 Rev C1	28/03/2024				

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Parcel AA Drainage Construction Details Sheet 2 of 2 60312043-AA-015 Rev C1					
Condition 46 (Wetland Features)	Drainage Statement 60312043-D-DS November 2022 Rev 2.1 AECOM	19/12/2022	223748 & RM 223764	Prior commencement	Approved.	14/11/2025
	Sports Pavilion & Parcel S Drainage General Arrangement 60312043-CIV-S-005 Rev P7 Northern Section - Football Pitch Drainage Design Sheet 3 of 5 TD23433 Rev 05 Southern Section Cricket & Football Pitch Drainage Design Sheet 4 of 5 TD23433 Rev 05 Parcels AA & S Foul & Surface Water Drainage General Arrangement 60312043-AA-010 Rev C1 Parcel AA Drainage Construction Details Sheet 2 of 2 60312043-AA-015 Rev C1	28/03/2024				
Condition 47 (Retail – Food Store Floorspace)				Not relevant to this phase – no submission required		
Condition 48 (Retail – District Centre Units Size)				Not relevant to this phase – no submission required		
Condition 49 (Retail –Comparison Floorspace)				Not relevant to this phase – no submission required		
Condition 50 (Broadband)				No submission required		
Condition 51 (Code for Sustainable Homes)	BREEAM UK NC 2014 Pre-Assessment Report Other – Assembly and Leisure – Sports Centre – Fully Fitted, by AES Sustainability Consultants Ltd, December 2023 – Rev 3	21/12/2023	223748 & RM 223764	With Reserved Matters Application	Approved. <u>Note:</u> Further pavilion building specification details were submitted in relation to condition 3 of the RM application	14/11/2025

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Sustainability Statement, by AES Sustainability Consultants Ltd, December 2022 - Rev 4	28/03/2024			223764 and have been approved as part of discharge of conditions application Ref. 251459.	
	BRUKL Output Document – Compliance with England Building Regulations Part L 2021 – Arborfield Sports Pavilion.	04/04/2025				
Condition 52 (Carbon Emissions Reduction)	Sustainability Statement, by AES Sustainability Consultants Ltd, December 2022 - Rev 4	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Approved.	14/11/2025
	BRUKL Output Document – Compliance with England Building Regulations Part L 2021 – Arborfield Sports Pavilion.	04/04/2025				
Condition 53 (Lifetime Homes)			223748 & RM 223764	With Reserved Matters Application	<u>Note:</u> Requirements of condition not relevant as there are no residential dwellings within this parcel.	14/11/2025
Condition 54 (Water Butt and Composting Space)			223748 & RM 223764	With Reserved Matters Application	<u>Note:</u> Requirements of condition not relevant as there are no residential dwellings within this parcel.	14/11/2025
Condition 55 (Water Consumption Reduction)	Sustainability Statement, by AES Sustainability Consultants Ltd, December 2022 - Rev 4	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Approved. <u>Note:</u> Further pavilion building specification details were submitted in relation to condition 3 of the RM application and have been approved as part of discharge of conditions application Ref. 251459.	14/11/2025
	BRUKL Output Document – Compliance with England Building Regulations Part L 2021 – Arborfield Sports Pavilion.	04/04/2025				
Condition 56 (Refuse and Recycling Storage)	Proposed Site Plan (Pavilion) – 5709-1110 Rev N	28/03/2024	223748 & RM 223764	With Reserved Matters Application	Under consideration.	
	Design & Access Statement - 5709 December 2023 Rev G Transport Statement - PH-HC-ITL17595-001 Rev C Part 1 of 2 Transport Statement PH-HC-ITL17595-001 Rev C Part 2 of 2	21/12/2023				

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Refuse Storage Enclosure Details – Sheet 1 of 2 Refuse Storage Enclosure Details – Sheet 2 of 2	20/02/2026				
Condition 57 (Lighting Scheme)	Street Lighting Design Information – by Joseph Lighting, Ref. 100776-JLD-S278-DC-0001A Outdoor Lighting Report – by Joseph Lighting, Ref. 100776-JLD-S278-DC-0002B, November 2025 Roadway Lighting Report – by Joseph Lighting, Ref. 100776-JLD-S278-DC-0003A, October 2025 Designer's Risk Assessment – by Joseph Lighting, Ref. 100776-JLD-S278-DR-1300 Rev A Proposed Lighting Layout - 100776-JLD-S278-DR-1300 Rev P02	16/02/2026	260393	Prior installation	<u>Note:</u> Condition 15 of the RM refers to details of lighting for the car park only; these details have been approved as part of Discharge of Conditions application Ref. 251459. Under consideration. Please see email dated 17.03.2026.	
Condition 58 (Contamination)				Prior commencement	No details provided and these are required prior commencement. Submit ASAP. A formal Discharge of Conditions Application is required. Please refer to email dated 04.03.2026.	
Condition 59 (Noise Insulation – Dwellings)				Not relevant to this phase – no submission required		
Condition 60 (Noise Insulation – Schools)				Not relevant to this phase – no submission required		
Condition 61 (Noise Insulation – Machinery)				Not relevant to this phase – no submission required		
Condition 62 (Noise Control – Non-Residential)				Not relevant to this phase – no submission required	<u>Note:</u> Requirements of condition not relevant to this parcel.	
Condition 63 (Ventilation – Non-Residential)				Not relevant to this phase – no submission required	<u>Note:</u> Requirements of condition not relevant to this parcel.	

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 64 (Hours of Operation – Non-Residential)				Not relevant to this phase – no submission required		
Condition 65 (Construction Environmental Management Plan)	Construction Environmental Management Plan Arborfield Sporting Facilities – GHPC Group Ltd, Ref. CNC/ASF/00/CEMP/REVA5, Oct 2025	23/10/2025	252028	Prior commencement	Approved.	14/11/2025
	S278 Site Entrance – Ref. 4240536-1400 Rev P1	23/09/2025				
Condition 66 (Demolition – Secondary School)				Not relevant to this phase – no submission required		
Condition 67 (Demolition Plan)	Pre Demolition Audit & Site Waste Management Plan – Lawson Group	16/05/2025	251174	Prior commencement	<u>Note:</u> Demolition took place during summer 2025. No further submissions are required in respect of this condition.	14/11/2025
Condition 68 (Working Hours)				No submission required		
Condition 69 (Archaeology)	Written Scheme Of Investigation for an Archaeological Evaluation – prepared by Pre-Construct Archaeology Ltd, Issue 1, April 2025.	16/05/2025	251174	Prior to Reserved Matters Application	WSI Approved. <u>Note:</u> further submissions are required by the condition wording as follows: <i>“The results of that archaeological work shall be submitted with and used to inform the reserved matters application for that phase, and shall provide for the in-situ preservation of any archaeological remains of national or regional importance should they occur on the site, and the archaeological investigation, recording and analysis of remains of lesser importance.”</i>	14/11/2025
	Proposed Trench Locations overlain on a Plan of the Proposed Development	20/08/2025				
Condition 70 (Heritage – Parcel Z)				Not relevant to this phase – no submission required		
Condition 71 (Protection of Retained Buildings)				Site-wide condition – no submission required		

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 72 (Building Heritage Recording)				Site-wide condition – no submission required		
Condition 73 (Fire Hydrants)				Not relevant to this phase – no submission required		
Condition 74 (Sprinklers)				Not relevant to this phase – no submission required		
Condition 75 (Restriction in Use – Gymnasium)				Not relevant to this phase – no submission required		
Condition 76 (Parking Strategy – Gym)				Not relevant to this phase – no submission required		
Condition 77 (Hours of Operation – Gym)				Not relevant to this phase – no submission required		
Condition 78 (Crossing Points – Northern SANG)				Not relevant to this phase – no submission required		
Condition 79 (Parking – West Court SANG)				Not relevant to this phase – no submission required		
Condition 80 (Archaeology – SANG)				Not relevant to this phase – no submission required		
Condition 81 (Detailed Landscape Scheme – SANG)				Not relevant to this phase – no submission required		

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 82 (Playing Fields and Sports Facilities Provision Triggers)				No submission required		
Condition 83 (Playing Fields and Pitches – Details and Provision Triggers)				No submission required		
Condition 84 (Sports Facilities – Detailed Design)	Tennis Courts – Schedule of Work	31/03/2025	250816	Prior commencement	Approved.	30/04/2025 (250816)
	Proposed Site Plan – Ref. 6109 1110 Rev A Proposed Ground Floor Plan – 5709 20.01 Rev A Ground Floor Plan External Setting Out – 5709 21.10 Rev A Internal Wall Types – Ref. 5709 22.01 Rev A Ground Floor Plan Internal Setting Out – Ref. 5709 22.10 Rev A Proposed Roof Plan – Ref. 5709 27.01 Rev A Ground Floor Plan – Finishes – Ref. 5709- 49.10 Rev A Proposed Ground Floor Plan – Ref. 6109 1210 Roof Details – Ref. 6109 27.02 Rev C R10 Rainwater Drainage Systems – Specification Document (Alutec) External Wall Types – Ref. 5709 21.01 Rev A Proposed North and West Elevations – Ref. 5709 20.32 Rev A	20/06/2025	251475			26/09/2025 (251475)
	Proposed South and East Elevations – 5709 20.31 Rev A Proposed Sections – Ref. 6109 20.21 Rev C Floor Types – Ref. 5709 23.01 Rev B	02/07/2025				

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	6109-M1-01 Outline Specification – Stage 3 – New Sports Pavilion – Rev C – 18-09-25	18/09/2025				
Condition 85 (Flood Lighting – Sports Facilities)	Cover Letter – Boyer, Ref. 22.1008, March 2025.	31/03/2025	250816	Prior commencement	Approved.	30/04/2025
	Outdoor LED Tennis Courts Lighting Design – Luminance Pro Lighting Systems Ltd, Ref. 5916, Oct 2021.					
	Confirmation via email dated 22.04.2025 regarding use of light deflectors	22/04/2025				
	Confirmation via email dated 29.04.2025 flood lights operating times.	29/04/2025				

Enclosure 2: Schedule of Reserved Matters conditions

Conditions of 223764	Drawing No/ Document Reference	Received the LPA	by LPA Reference	Stage	Comments	Approval
Condition 1 Compliance with Outline permission				No submission required		
Condition 2 Approved Plans				No submission required		
Condition 3 Pavilion Building Detailed Design	Cover Letter – Boyer, Ref. 22.1008/JA, June 2025 Construction Details – Condition 3 – 6109 Con3-01 Proposed Site Plan – 6109 1110 Rev A Proposed Ground Floor Plan – 5709 20.01 Rev A Ground Floor Plan External Setting Out – 5709 21.10 Rev A Internal Wall Types – 5709 22.01 Rev A Ground Floor Plan Internal Setting Out – 5709 22.10 Rev A Floor Types – 5709 23.01 Rev B Proposed Roof Plan – 5709 27.01 Rev A Ground Floor Plan – Finishes – 5709 49.10 Rev A Proposed Ground Floor Plan – 6109 1210 Proposed Sections – 6109 20.21 Rev C Roof Details – 6109 27.02 Rev C R10 Rainwater Drainage Systems – Specification Document (Alutec) External Wall Types – 5709 21.01 Rev A	19/06/2025	251459	Prior commencement	Approved. <u>Note:</u> approval of details is in relation to the specification of the pavilion building detailed design only including external materials, as required by condition 3. Revision of ecological enhancements as required by condition 6 (Bats – New Pavilion Enhancements) is still under consideration.	18/09/2025

	Proposed South and East Elevations – 5709 20.31 Rev B					
	Proposed North and West Elevations – 5709 20.32 Rev A					
	External Building Materials – 6109 – Condition 3 Sheet 1 Rev A	16/09/2025				
	External Building Materials – 6109 – Condition 3 Sheet 2 Rev A					
	External Building Materials – 6109 – Condition 3 Sheet 3 Rev A					
	6109-M1-01 Outline Specification – Stage 3 – New Sports Pavilion – Rev C – 18-09-25	18/09/2025				
Condition 4 Sports Equipment and Storage	Cover Letter – Boyer, Ref. 22.1008, March 2025	26/03/2025	250756	Prior to site being brought into use or occupied	Partially discharged – details approved in relation to the tennis courts only. Note: In accordance with the condition wording, details are still required to be submitted for the rest of sports equipment (i.e. cricket nets, storage containers and goal posts).	18/09/2025
	Outdoor LED Tennis Lighting Design – Luminance Pro Lighting Systems Ltd, Ref. 5916					
	Tennis Courts – Schedule of Work, Sutton Land					
Condition 5 Bats - Licence	Cover Letter – Boyer, Ref. 22.1008, May 2025	04/06/2025	251326	Prior to demolition of the cricket pavilion	Approved.	17/07/2025
	Bat Licence Registration Confirmation email from Natural England, dated 15/04/2025					
Condition 6 Bats – New Pavilion Enhancements	Cover Letter – Boyer, Ref. 22.1008, March 2025	26/03/2025	250756	Prior to works above slab level	Under consideration.	
	Bat Mitigation Plan – CREST24739_BMP					
Condition 7 Landscape Management Plan	Cover Letter – Boyer, Ref. 22.1008, March 2025	26/03/2025	250756	Prior to sports pitches being brought into use	Approved.	18/09/2025
	Sports Pitches Landscape Management & Maintenance Plan, Ref. 14558/SP/LS/5704 Rev C3, October 2025	17/10/2025				
Condition 8 Parking				No submission required		
Condition 9 Turning Space				No submission required		
Condition 10 Parking Management Strategy				Prior to sports pitches being brought into use	Details are required before the sports pitches are first brought into use.	

Condition 11 Cycle Parking	Cover Letter – Boyer, Ref. 22.1008/JA, June 2025 Arborfield Sports Pavilion – New Cycle Rack Specification and Details Arborfield Sports Pavilion – New Cycle Shelter Specification and Details	19/06/2025	251459	Prior to above ground construction of new pavilion building and play facilities	Approved.	18/09/2025
Condition 12 Access	Cover Letter – Boyer, Ref. 22.1008/JA, June 2025 S278 Site Entrance – Ref. 4240536-1400 Rev P1	19/06/2025	251459	Prior commencement	Requires additional information. Please refer to emails dated 09.09.25 and 18.03.2026.	
Condition 13 Allotments	14558-SP-LS-5004 P4 Allotment Area C Soiling Plan 14558-SP-LS-5005 P4 Allotment Area C Hard Landscape Plan 14558-SP-LS-5006 P5 Allotment Area C Planting Plan 14558-SP-LS-5053 C5 Allotment Area C Soiling Plan 14558-SP-LS-5054 C5 Allotment Area C Hard Landscape Plan 14558-SP-LS-5055 C6 Allotment Area C Planting Plan 14558-SP-LS-5056 C5 Allotment Area C Setting Out Plan 14558-SP-LS-5704 C4 Landscape Management Maintenance Plan	10/11/2025	250756	Prior construction of allotments	Approved.	20/03/2026
Condition 14 Archaeology	Cover Letter – Boyer, Ref. 22.1008, May 2025 Written Scheme of Investigation for an Archaeological Evaluation - Pre-Construct Archaeology Ltd, v5, 02.07.25	04/06/2025 16/07/2025	251326	Prior commencement	WSI approved, condition partially discharged <u>Note:</u> In accordance with the condition wording and recommendations within the WSI, further submissions are required for a report to be produced to provide a full record of the deposits evaluated.	17/07/2025
Condition 15 Car Park Lighting	Cover Letter – Boyer, Ref. 22.1008/JA, June 2025 Luminaire Schedule - 250046-ROL-ZZ-XX-SH-E-73-0001-D2-P03 Electrical Building Service - 250046-ROL-ZZ-00-DR-E-73-0001-D2 Rev P04	19/06/2025 16/09/2025	251459	Prior commencement of car parks	Approved.	18/09/2025