

18 August 2026



Ms. Baldeep Pulahi
Wokingham Borough Council
Shute End
Wokingham,
Berkshire
RG40 1BN

Molly Huck
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Dear Baldeep,

RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 7, 9, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 28, 29, 32, 33, 40, 41, 42, 43, 44, 45, 46, 51, 52, 53, 54, 55, 56, AND 58 PURSUANT TO PLANNING APPLICATION REF: O/2014/2280

Please find enclosed an application made on behalf of our client, Crest Nicholson Operations Ltd. for the approval of details reserved by the above mentioned conditions, with respect to Arborfield Green, Arborfield (reference: O/2014/2280)

Background

A reserved matters has recently been submitted for the provision of an early years nursery, pre-school, residential dwellings, together with associated access, car and cycle parking, landscaping and infrastructure (Appearance, Landscaping, Layout, Access and Scale to be considered). In order to comply with the necessary conditions, a separate discharge of condition application is submitted.

The table attached identifies each condition and provides confirmation as to the information that has been submitted regarding each condition.

Submission documents

This application is accompanied by the following:

Drawings

- Site Layout, prepared by Thrive;
- Coloured Site Layout, prepared by Thrive;
- Bin and Cycle Store Elevation and plan, prepared by Thrive;
- Refuse Strategy, prepared by Thrive;
- Bin Store Elevation and plan, prepared by Thrive;
- Landscape Masterplan, prepared by Murdoch and Wickham;
- Surface Water Drainage Design – Technical Note, prepared by MJA Consulting;
- Engineering overlay, prepared by MJA Consulting;
- Level strategy, prepared by MJA Consulting;
- Drainage strategy, prepared by MJA Consulting; and
- Catchment areas, prepared by MJA Consulting.

Reports

- Application Form; prepared by Savills;
- Design Statement, prepared by Thrive;
- Arboricultural Implications Report, prepared by SJA Trees;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- BREEAM Report for Pre-school, prepared by AES;
- BREEAM Report for Nursery, prepared by AES;
- Sustainability Report, prepared by AES;
- Ecological Mitigation Strategy, prepared by Ecosupport;
- Landscape and Ecology Management Plan (LEMP), prepared by Ecosupport;
- Desk Study and Ground Investigation Report with Remediation Proposals, prepared by Wilson Bailey; and
- Transport Technical Note (including parking calculations), prepared by i-transport.

I trust that the information provided is sufficient to register and subsequently determine the discharge of the above condition. If, however, any further information is required, please do contact me.

Yours sincerely,



Molly Huck MRTPI
Senior Planner

Condition	Condition requirement	Additional comments	Information submitted
Condition 7- Development Briefs	<i>Before submission of reserved matters for the phases containing the District Centre, the Village Green, the Secondary School and Parcels N, M and R ("The District Centre Area"), or within a period of two years from the date of commencement of development (whichever the sooner), a Development Brief for that area shall be submitted to and approved in writing by the Local Planning Authority...</i>	A Design Statement is incorporated into the Design and Access Statement, which sets out how the proposals comply with the development brief.	Design Statement (CRES260217 P3), prepared by Thrive.
Condition 9- Design Codes	<i>Save for the areas covered by Development Briefs, prior to the submission of reserved matters applications for any phase of the development, a Design Code shall be submitted to and approved in writing by the Local Planning Authority for that phase of the development, unless otherwise agreed in writing by the Local Planning Authority. For the first phase of development, the Design Code may be submitted with the reserved matters application....All applications for Reserved Matters applications shall be accompanied by a Design Statement which shall explain how the proposals conform to the requirements of the detailed design code</i>	A Design Statement is incorporated into the Design and Access statement which sets out how the proposals conform with the design code.	Design Statement (CRES260217 P3), prepared by Thrive.
Condition 12- Levels	<i>The reserved matters for each phase of the development shall include a measured survey of that site and a plan prepared to a scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) including highways and finished floor levels. This shall be submitted to and approved in writing by the Local Planning Authority, and development shall be carried out in accordance with the approved details.</i>	An existing and proposed levels plan is submitted for ease of comparison.	Arborfield district centre, nursery & pre-school Level strategy (7667-MJA-SW-XX-DR-C-002 P2), prepared by MJA Consulting.

Condition	Condition requirement	Additional comments	Information submitted
Condition 14- Hard and Soft Landscaping Scheme	<i>No phase of the development hereby permitted shall commence until full details of a hard and soft landscaping scheme consistent with the Design Brief or Design Code for that phase have been submitted to and approved in writing by the Local Planning Authority... any trees, shrubs or grass areas that are planted or retained as part of the development that die, become seriously damaged or destroyed within five years from completion of the relevant phase of development shall be replaced with a specimen of the same species and of a similar size (in which case the five year period shall recommence for that particular plant) at the earliest appropriate planting season. The particulars (including species and location) of the replacement trees, shrubs or grass areas shall be submitted to the Local Planning Authority for written approval prior to planting.</i>	The design statement (which includes rationale of the landscape strategy) and Landscape Masterplan accompanies this submission.	Design Statement (CRES260217 P3), prepared by Thrive. Landscape Masterplan (1693/003 RevC), prepared by Murdoch and Wickham.
Condition 15- Arboricultural Implications Assessment	<i>The reserved matters for each phase of the development shall include an updated Arboricultural Implications Assessment for that area. The Assessment will inform the Arboricultural Method Statement for Works and the landscaping scheme for that area.</i>	An Arboricultural Implications Assessment is submitted in accordance with Condition 15.	Arboricultural Implications Report (SJA air 25609-01), prepared by SJA Trees.
Condition 16- Arboricultural Method Statement for Works	<i>No development or other operation shall commence within each phase until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent that phase in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme)... iv) the fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works in the phase have been completed and all equipment, machinery and surplus materials removed from the phase, unless the prior approval of the Local Planning Authority has first been sought and obtained.</i>	An Arboricultural Implications Assessment is submitted in accordance with Condition 16.	Arboricultural Implications Report (SJA air 25609-01), prepared by SJA Trees.

Condition	Condition requirement	Additional comments	Information submitted
Condition 17- Aged and Veteran Tree Strategy	<i>The reserved matters applications for each phase of the development shall include a detailed veteran and aged tree mitigation strategy. Each detailed veteran and aged tree mitigation strategy shall include the following:</i> <i>a. Veteran and aged tree buffer zone of sufficient size to allow for the long-term retention of the trees. These buffer zones should have a radius of not less than 15 x the DBH and should not include formal POS or areas of private garden other than in exceptional circumstances.</i> <i>b. Individual veteran and aged tree management plans including details of all the tree works that are required to maintain the trees ecological value.</i> <i>The management plans should cover a period of 10 years from the commencement of development of that phase. The mitigation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.</i>	No veteran trees are present within the Site boundary, and therefore this requirement is not applicable. Condition 17 is addressed as part of the Arboricultural Implications Assessment for completeness.	Arboricultural Implications Report (SJA air 25609-01), prepared by SJA Trees.
Condition 18- Landscape and Ecological Management Plan (LEMP)	<i>The reserved matters for any phase of the development shall include a detailed Landscape and Ecological Management Plan. Each detailed Landscape and Ecological Management Plan shall be in accordance with the mitigation, contingency and enhancement measures contained within table 13.23 of the submitted Environmental Statement Reference AGLC/HPA/DOC/5 (AECOM, October 2014) and the submitted Arborfield Garrison – BAP (AECOM, October 2014). The detailed Landscape and Ecological Management Plans shall include all the mitigation, compensation and enhancement measures contained within table 13.23 of the submitted Environmental Statement Reference AGLC/HPA/DOC/5 (AECOM, October 2014) and shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.</i>	A LEMP accompanies this application in accordance with Condition 18.	Landscape and Ecology Management Plan, (no Ref), prepared by ecosupport

Condition	Condition requirement	Additional comments	Information submitted
Condition 19- Hedgerows	<i>The reserved matters for any phase of the development shall include a detailed hedgerow mitigation and compensation strategy. Each detailed hedgerow mitigation and compensation strategy shall be in accordance with the submitted Arborfield Garrison – Hedgerow Survey Report and Strategy (AECOM Environment, Sept 2014) and shall include....The mitigation and compensation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.</i>	The submitted Ecological Mitigation Strategy seeks to address condition 19.	Ecological Mitigation Strategy (no Ref), prepared by ecosupport.
Condition 20- Bats	<i>The reserved matters for any sub phase of the development shall include a detailed bat mitigation strategy. Each detailed bat mitigation strategy shall include an appropriate detailed lighting scheme that maintains the dark corridors as set out in Figure B: Key Bat Mitigation Areas (Replacement Roosts and Retained/Enhanced Foraging and Commuting Corridors of the suitable bat foraging and commuting, of the submitted Arborfield Garrison – Bat Mitigation Strategy (AECOM Environment, Sept 2014) and should be in accordance with the submitted Arborfield Garrison – Bat Mitigation Strategy (AECOM Environment, Sept 2014). The mitigation, contingency and enhancement measures contained within the submitted Arborfield Garrison – Bat Mitigation Strategy (AECOM Environment, Sept 2014) shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.</i>	The submitted Ecological Mitigation Strategy seeks to address condition 20.	Ecological Mitigation Strategy (no Ref), prepared by ecosupport.
Condition 21- Reptiles	<i>The reserved matters for any phase of the development shall include a detailed reptile mitigation strategy. Each detailed reptile mitigation strategy shall be in accordance with the reptile mitigation and contingency measures contained within the submitted Arborfield Garrison – Reptile Mitigation Strategy (AECOM Environment, Oct 2014). The mitigation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.</i>	The submitted Ecological Mitigation Strategy seeks to address condition 21.	Ecological Mitigation Strategy (no Ref), prepared by ecosupport.

Condition	Condition requirement	Additional comments	Information submitted
Condition 22-UK BAP Species	<i>The reserved matters for any phase of the development shall include a detailed scheme to maintain or enhance the ecological permeability of the site (especially with regard to reptiles, amphibians and hedgehogs). The mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority</i>	The submitted Ecological Mitigation Strategy seeks to address condition 22.	Ecological Mitigation Strategy (no Ref), prepared by ecosupport.
Condition 23-Non-native Invasive Species	<i>The reserved matters for any phase of the development shall include a detailed non-native invasive species management plan. The detailed non-native invasive species management plan shall be in accordance with the mitigation, contingency and enhancement measures contained within the submitted Arborfield Garrison – Non-Native Invasive Species Strategy (AECOM Environment, Sept 2014). The detailed non-native invasive species management plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority</i>	The submitted Ecological Mitigation Strategy seeks to address condition 23.	Ecological Mitigation Strategy (no Ref), prepared by ecosupport.
Condition 26-Detailed Design of Roads	<i>No development within any phase of the development hereby approved shall commence until the Local Planning Authority have approved in writing details of:</i> <i>a. The width, alignment, gradient and surface materials for any propose roads/ footways/ footpaths/ cycleways within and serving that development phase including all relevant horizontal and longitudinal cross sections showing existing and proposed levels, designed to a standard capable of adoption under Section 278 or 38 of the Highways Act 1980;</i> <i>b. Bus access, egress and turning.</i> <i>The development shall be carried out in accordance with these approved details.</i>	A Transport Technical Note is submitted in accordance with Condition 26.	Transport Technical Note (including parking calculations) (JNe/JG/ITL210697-001B TN), prepared by itransport.

Condition	Condition requirement	Additional comments	Information submitted
Condition 28- Car Parking	<i>The reserved matters for any phase of the development shall include details of car and motorcycle parking in accordance with the Council's policies at the time of the reserved matters application and the relevant approved Design Code and/or Development Brief for that phase. No building shall be occupied and the use of public open space shall not commence until the vehicular accesses, driveways, parking and turning areas to serve it have been provided in accordance with the approved details unless otherwise agreed by the Local Planning Authority.</i>	Details of the proposed car and motorcycle parking are provided to demonstrate compliance with the Council's adopted parking standards.	Transport Technical Note (including parking calculations) (JNe/JG/ITL210697-001B TN), prepared by itransport.
Condition 29- Cycle Parking	<i>The reserved matters for any phase of the development shall include details of cycle parking in accordance with the Council's policies at the time of the reserved matters application and the relevant approved Design Code and/or Development Brief for that phase. No building shall be occupied and the use of public open space shall not commence until the cycle parking to serve it has been provided in accordance with the approved details and the cycle parking shall be retained thereafter for its intended purpose, unless otherwise agreed by the Local Planning Authority.</i>	A cycle parking plan is submitted in accordance with Condition 29.	Transport Technical Note (including parking calculations) (JNe/JG/ITL210697-001B TN), prepared by itransport. Site Layout SL.01 RevA. Bin and Cycle Store Elevation and plan BCS.pe RevA. Coloured Site Layout, CSL.01 RevA.
Condition 32- Walking, Cycling and Equine Strategy	<i>Prior to the approval of the first reserved matters application on the site (with the exception of any phases that consist solely of the Nine Mile Ride Extension), a Walking, Cycling and Equine Strategy for the whole development in conformity with the Proposed Linkages Strategy (as outlined in the Green Infrastructure Strategy Addendum Document, January 2015) shall be submitted to the Local Planning Authority.</i> <i>Reserved matters applications shall thereafter demonstrate that they are in accordance with the agreed strategy, and shall be implemented in accordance with the agreed strategy thereafter, unless otherwise agreed in writing by the Local Planning Authority.</i>	A Design and Access Statement and Transport Assessment is submitted to discharge condition 32.	Design Statement (CRES260217 P3), prepared by Thrive. Transport Technical Note (including parking calculations) (JNe/JG/ITL210697-001B TN), prepared by itransport.

Condition	Condition requirement	Additional comments	Information submitted
Condition 33- Phased Public Transport Strategy	<i>The first reserved matters application shall include a phased public transport strategy identifying bus routes and the location of bus stops within the entire application site (covered by this outline application) in the context of the bus strategy for the entire Arborfield Strategic Development Location. Reserved matters for each phase thereafter shall demonstrate satisfactory public transport accessibility consistent with the phased public transport strategy. The development shall be implemented in accordance with the agreed strategy, unless otherwise agreed in writing by the Local Planning Authority.</i>	A Transport Assessment accompanies this submission which demonstrates satisfactory public transport accessibility consistent with the phased public transport strategy.	Transport Technical Note (including parking calculations) (JNe/JG/ITL210697-001B TN), prepared by itransport.
Condition 40- Compensatory Storage	<i>No part of the development within each phase shall commence until a detailed scheme of compensatory storage has been submitted to and approved in writing by the Local Planning authority. For any loss of floodplain storage within the 1 in 100 year (plus allowance for climate change) flood extent, the scheme shall provide for compensatory level for level, volume for volume flood plain storage within that phase of development. The scheme shall be fully implemented and subsequently maintained in accordance with the approved details.</i>	Detailed flood risk and drainage information is submitted to demonstrate the proposed drainage strategy.	Surface Water Drainage Design – Technical Note (AP/TN/0690/7667 Rev B), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Engineering overlay (7667-MJA-SW-XX-DR-C-001), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Level strategy (7667-MJA-SW-XX-DR-C-002 P2), prepared by MJA Consulting. Arborfield district centre, nursery & pre-school Drainage strategy (7667-MJA-SW-XX-DR-C-003), prepared by MJA Consulting; and Arborfield district centre, nursery & pre-school Catchment areas (7667-MJA-SW-XX-DR-C-004), prepared by MJA Consulting.

Condition	Condition requirement	Additional comments	Information submitted
Condition 41- Design Floodplain Model	<i>No part of the development within each phase shall commence until the design floodplain modelling has been updated to take account of the detailed layout and the results submitted to and approved in writing by the local planning authority. The modelling should be in the form of an addendum to the Flood Risk Assessment and include a model log with all model files documented and clearly referenced.</i>	Detailed flood risk and drainage information is submitted to demonstrate the proposed drainage strategy	Surface Water Drainage Design – Technical Note (AP/TN/0690/7667 Rev B), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Engineering overlay (7667-MJA-SW-XX-DR-C-001), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Level strategy (7667-MJA-SW-XX-DR-C-002 P2), prepared by MJA Consulting. Arborfield district centre, nursery & pre-school Drainage strategy (7667-MJA-SW-XX-DR-C-003), prepared by MJA Consulting; and Arborfield district centre, nursery & pre-school Catchment areas (7667-MJA-SW-XX-DR-C-004), prepared by MJA Consulting.

Condition	Condition requirement	Additional comments	Information submitted
Condition 42- Safe Access/ Egress	<i>The development hereby permitted within each phase shall not be commenced until such time as a scheme to ensure that a route of safe pedestrian access and egress (in the event of flooding) can be provided from each residential parcel to a suitable safe haven has been submitted to, and approved in writing by, the Local Planning Authority (LPA). The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the LPA.</i>	Detailed flood risk and drainage information is submitted to demonstrate the proposed drainage strategy	Surface Water Drainage Design – Technical Note (AP/TN/0690/7667 Rev B), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Engineering overlay (7667-MJA-SW-XX-DR-C-001), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Level strategy (7667-MJA-SW-XX-DR-C-002 P2), prepared by MJA Consulting. Arborfield district centre, nursery & pre-school Drainage strategy (7667-MJA-SW-XX-DR-C-003), prepared by MJA Consulting; and Arborfield district centre, nursery & pre-school Catchment areas (7667-MJA-SW-XX-DR-C-004), prepared by MJA Consulting.

Condition	Condition requirement	Additional comments	Information submitted
Condition 43- Foul and Surface Water	<i>The development hereby permitted shall be carried out in accordance with the approved Foul and Surface Water Drainage Strategy Revision 3 Updated drainage strategy plan and phasing plan included dated 03/03/15 Job No 60312043 Reference DS/001 including the mitigation measures detailed in this strategy unless otherwise agreed in writing by the Local Planning Authority.</i> <i>In addition, an off-site drainage strategy will be submitted to and approved in writing by the Local Planning Authority (in consultation with the Sewage Undertaker) prior to the commencement of development and in any relevant phase.</i> <i>No discharge of foul water from the site shall be accepted into the public system until the drainage works relevant to that phase have been completed in accordance with the approved Foul and Surface Water Drainage Strategy Revision 3 Updated drainage strategy plan and phasing plan included dated 03/03/15 Job No 60312043 Reference DS/001 and the approved off-site drainage strategy.</i>	Detailed flood risk and drainage information is submitted to demonstrate the proposed drainage strategy	Surface Water Drainage Design – Technical Note (AP/TN/0690/7667 Rev B), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Engineering overlay (7667-MJA-SW-XX-DR-C-001), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Level strategy (7667-MJA-SW-XX-DR-C-002 P2), prepared by MJA Consulting. Arborfield district centre, nursery & pre-school Drainage strategy (7667-MJA-SW-XX-DR-C-003), prepared by MJA Consulting; and Arborfield district centre, nursery & pre-school Catchment areas (7667-MJA-SW-XX-DR-C-004), prepared by MJA Consulting.

Condition	Condition requirement	Additional comments	Information submitted
Condition 44- Sustainable Drainage	<i>No part of the development within a phase shall take place until a surface water drainage scheme for the phase, based on sustainable drainage principles outlined in the agreed FRA (Foul and Surface Water Drainage Strategy Revision 3 Updated drainage strategy plan and phasing plan included dated 03/03/15 Job No 60312043 Reference DS/001) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:</i> <i>a. Detailed surface water drainage calculations for all rainfall events (1 in 1, 1 in 30 and 1 in 100) up to and including the 1 in 100 plus climate change storm event.</i> <i>b. Demonstration that there will be no flooding on the site up to the 1 in 30 storm event and that and flooding up to the 1 in 100 plus climate change storm event can be safely stored within the site without increasing flood risk to the surrounding area.</i> <i>c. SuDS features shall be located outside of the 1 in 100 year plus 20% allowance for climate change flood level.</i> <i>d. Limiting the discharge rate from the entire site to Greenfield rates</i> <i>e. Details of the feasibility of the use of soakaways in line with BRE 365 to demonstrate whether they are technically feasible and confirmation that there will be a minimum of 1 metre between the base of the infiltration device and the water table.</i> <i>f. Information on the hierarchy of options to explain the choice of any proposed SuDS technique.</i> <i>g. Details of how the scheme shall be maintained and managed after completion.</i>	Detailed flood risk and drainage information is submitted to demonstrate the proposed drainage strategy	Surface Water Drainage Design – Technical Note (AP/TN/0690/7667 Rev B), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Engineering overlay (7667-MJA-SW-XX-DR-C-001), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Level strategy (7667-MJA-SW-XX-DR-C-002 P2), prepared by MJA Consulting. Arborfield district centre, nursery & pre-school Drainage strategy (7667-MJA-SW-XX-DR-C-003), prepared by MJA Consulting; and Arborfield district centre, nursery & pre-school Catchment areas (7667-MJA-SW-XX-DR-C-004), prepared by MJA Consulting.

Condition	Condition requirement	Additional comments	Information submitted
Condition 45- Full Drainage System	<i>No development shall take place within each phase until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority...j) Full details of the maintenance and/or adoption proposals /agreements for the development covering all aspects of the proposed drainage system(s), with provision for annual inspection reports to be submitted to the Local Authority for any SUDS that will be retained by private management companies</i>	Detailed flood risk and drainage information is submitted to demonstrate the proposed drainage strategy	Surface Water Drainage Design – Technical Note (AP/TN/0690/7667 Rev B), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Engineering overlay (7667-MJA-SW-XX-DR-C-001), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Level strategy (7667-MJA-SW-XX-DR-C-002 P2), prepared by MJA Consulting. Arborfield district centre, nursery & pre-school Drainage strategy (7667-MJA-SW-XX-DR-C-003), prepared by MJA Consulting; and Arborfield district centre, nursery & pre-school Catchment areas (7667-MJA-SW-XX-DR-C-004), prepared by MJA Consulting.

Condition	Condition requirement	Additional comments	Information submitted
Condition 46- Wetland Features	<i>Where the approved Phasing Strategy identifies a phase as containing wetland features (e.g. ponds, swales and balancing features) no development within that phase shall be commenced until detailed designs for the wetland features have been approved in writing by the Local Planning Authority. Implementation shall be as approved and the wetland features shall be maintained and retained thereafter in accordance the approved details.</i>	Detailed flood risk and drainage information is submitted to demonstrate the proposed drainage strategy	Surface Water Drainage Design – Technical Note (AP/TN/0690/7667 Rev B), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Engineering overlay (7667-MJA-SW-XX-DR-C-001), prepared by MJA Consulting; Arborfield district centre, nursery & pre-school Level strategy (7667-MJA-SW-XX-DR-C-002 P2), prepared by MJA Consulting. Arborfield district centre, nursery & pre-school Drainage strategy (7667-MJA-SW-XX-DR-C-003), prepared by MJA Consulting; and Arborfield district centre, nursery & pre-school Catchment areas (7667-MJA-SW-XX-DR-C-004), prepared by MJA Consulting.

Condition	Condition requirement	Additional comments	Information submitted
Condition 51- Code for Sustainable Homes	<i>The reserved matters for each phase shall demonstrate how:</i> <i>a) Dwellings will be designed to achieve at least Code for Sustainable Homes Level Four; and</i> <i>b) Non-residential buildings will be designed to achieve at least BREEAM 'very good' certification, other than the secondary school which will be designed to achieve at least BREEAM 'good' certification;</i> <i>or such equivalent scheme or standard that is in operation at the time that reserved matters are submitted for that phase.</i> <i>Development shall be carried out in accordance with the approved details and so retained thereafter unless otherwise agreed in writing by the Local Planning Authority. No buildings shall be occupied until a Final Certificate has been issued for it by an accredited assessor certifying that the level or certification stated above has been achieved.</i>	An energy/ sustainability statement is submitted to demonstrate compliance with the code for sustainable homes.	Sustainability Report, Rev 2, prepared by AES Sustainability Consultants Ltd. BREEAM UK NC V6.1 Pre-Assessment Report Education – Pre-School – Fully Fitted, prepared by AES Sustainability Consultants Ltd. BREEAM UK NC V6.1 Pre-Assessment Report Other – Creche – Fully Fitted, prepared by AES Sustainability Consultants Ltd.
Condition 52- Low and Zero Carbon Technologies	<i>The reserved matters for each phase of the development shall include either:</i> <i>a. Details to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations; or</i> <i>b. An alternative strategy which can demonstrate a greater carbon saving than would be achieved by a. (above).</i> <i>The approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.</i>	An energy/ sustainability statement is submitted to demonstrate compliance with the code for sustainable homes.	Sustainability Report, Rev 2, prepared by AES Sustainability Consultants Ltd.

Condition	Condition requirement	Additional comments	Information submitted
Condition 53 Lifetime Home	<i>The reserved matters for each phase of the development shall provide details to demonstrate that at least 10% of the affordable dwellings and at least 10% of the market dwellings in that phase will be designed and constructed to Lifetime Homes standards (or such equivalent scheme or standard that is in operation at the time that reserved matters are submitted for that phase). Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority</i>	The energy/ sustainability statement demonstrates at least 10% of the homes are designed and constructed to Lifetime Homes standards.	Sustainability Report, Rev 2, prepared by AES Sustainability Consultants Ltd.
Condition 54- Other Sustainability Measures	<i>The reserved matters for each phase of the development shall include provision for all dwellings within the phase with a garden, and the schools to be provided with:</i> <i>1. water butt of an appropriate size installed to maximise rainwater collection; and</i> <i>2. space for composting</i> <i>Unless it can be demonstrated to the satisfaction of the Local Planning Authority that it is not practicable to accommodate it within the curtilage of the building.</i>	The submitted plans demonstrate there is suitable provision for a water butt and space for composting.	Sustainability Report, Rev 2, prepared by AES Sustainability Consultants Ltd. Site Layout SL.01 RevA, Bin, prepared by Thrive.
Condition 55- Water Consumption	<i>The reserved matters for each phase of the development shall include measures to reduce water consumption as far as possible. The measures shall be implemented in accordance with the approved details before first occupation of any building within the phase and shall be retained thereafter unless their replacement would result in improved water consumption.</i>	An energy/ sustainability statement is submitted to demonstrate compliance with the code for sustainable homes.	Sustainability Report, Rev 2, prepared by AES Sustainability Consultants Ltd.

Condition	Condition requirement	Additional comments	Information submitted
Condition 56- Refuse and recyclable materials	<i>The reserved matters for each phase of the development shall incorporate internal and external spaces for the storage of refuse and recyclable materials for all dwellings within the phase, the school and the commercial units, and provision in accordance with the approved details shall be made prior to occupation of any building and retained thereafter.</i>	The submitted plans demonstrate there is suitable internal and external spaces for the storage of refuse and recyclable materials.	Refuse Strategy RS.01 RevA. Bin and Cycle Store Elevation and plan BCS.pe RevA. Bin Store Elevation and plan BS.pe RevA. Site Layout SL.01 RevA.
Condition 58- Contaminated Land	<i>Unless otherwise agreed by the Local Planning Authority, within each phase, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions (i) to (iv) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 6 has been complied with in relation to that contamination.</i>	A Ground Investigation Report is submitted in accordance with Condition 58.	Desk Study and Ground Investigation Report with Remediation Proposals (Ref J2252, Issue No 2), prepared by Wilson Bailey.