

Boyer

Linear Park Phase 3, Arborfield Green

Planning Conditions Statement



REPORT CONTROL

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1. PLANNING CONDITIONS STATEMENT

Introduction

- 1.1 This Planning Conditions Statement ("Statement") has been prepared by Boyer, on behalf of Crest Nicholson Operations Ltd. ('Crest') ('the Applicant'). This Statement is submitted to Wokingham Borough Council ('WBC') in support of a Reserved Matters ('RM') application pursuant to the Hybrid Planning Permission for the re-development of Arborfield Garrison which was granted in April 2015 (Reference: O/2014/2280).
- 1.2 The decision notice issued on 2nd April 2015 granted planning permission for the development subject to compliance with a total of eighty-five conditions.
- 1.3 Crest has subsequently prepared a RM application relating to Linear Park Phase 3, Arborfield, with the following description of development:

'Application for approval of Reserved Matters pursuant to O/2014/2280. The Reserved Matters (access, appearance, landscaping, layout and scale to be considered) comprises details of the Linear Park Phase 3 including the Northern SANG Extension, the provision of a Neighbourhood Equipped Area of Play (NEAP), a Skate Park and allotments, alongside associated landscaping, footpaths, parking and drainage.'

- 1.4 The RM application incorporates several supporting documents including information to discharge a total of twenty-five conditions imposed by the Hybrid planning permission.
- 1.5 It has been agreed with WBC that a separate application will be submitted to discharge the relevant conditions from the outline planning permission, alongside the separate RM application.
- 1.6 This document provides a summary of the relevant planning conditions and identifies the conditions which Crest are seeking to discharge, what information has been provided to support the discharge of the relevant condition or whether information will be provided to WBC at a later date under a separate planning application.

Conditions – Prior to the submission of a Reserved Matters Application

- 1.7 Prior to the submission of an RM application for Linear Park Phase 3, the outline planning permission requires a number of conditions to be submitted to and approved in writing by the Local Planning Authority.
- 1.8 The following conditions have been discharged with details provided below:

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

	Strategy	12/10/2015
33	Phased Public Transport Strategy	Reference: 152157 – Approved 26/11/2015

Conditions – Submission of Information to Accompany any Reserved Matters Application

- 1.9 A total of ten planning conditions from the outline planning permission require information to be submitted with the RM application for Linear Park Phase 3.
- 1.10 Details of these conditions and the information submitted are set out below:

Condition Number	Condition Title	Approved Information
12	Levels & Measured Survey	Overall Layout and Location Plan (Ref. 7715-MJA-SW-XX-DR-C-001 P3) Footpath Bridleway Detail (Ref. 7715-MJA-SW-XX-DR-C-200 P3) Allotment Access and Drainage Details (Ref. 7715-MJA-SW-XX-DR-C-201 P2)
15	Arboricultural Implications Assessment	Arboricultural Implications Report dated August 2026 (Ref. SJA air 26113-01)
17	Aged and Veteran Tree Mitigation Strategy	
18	Landscape and Ecological Management Plan	Landscape & Ecological Management Plan dated August 2026
19	Hedgerow Mitigation and Compensation Strategy	Ecological Mitigation Strategy dated August 2026
20	Bat Mitigation Strategy	
21	Reptile Mitigation Strategy	
22	Ecological Permeability	
23	Non-Native Species Management Plan	

Conditions – Prior to the commencement of Development

- 1.11 The Hybrid planning permission for the development also includes a total of twenty-four planning conditions which must be submitted to and approved by the Local Planning

Authority prior to the commencement of development (or in the case of lighting prior to its installation).

- 1.12 This application seeks to discharge ten of those planning conditions. Details of these conditions and the information submitted are set out below:

Condition Number	Condition Title	Approved Information
14	Hard/Soft Landscaping Scheme	Allotment Area D Landscape Plan (Ref. 14558-SANGX-LS-5001 P11) SANG Extension Landscape Plan (Ref. 14558-SANGX-LS-5002 P11) NEAP & Skatepark Landscape Plan (Ref. 14558-SANGX-LS-5003 P10) Overall Landscape Masterplan (Ref. 14558-SANGX-LS-5004 P14)
16(i)	Retention of Trees	Arboricultural Implications Report (Ref. SJA air 26113-01)
40	Compensatory Storage	Surface Water Drainage Design – Drainage Statement (Ref. AP/ST/0777/7715 Rev A)
41	Design Floodplain Model	
43	Foul/Surface Water	
44	Sustainable Drainage	
45	Full Drainage System	
46	Wetland Features	
57	Lighting	S38 Adoptable Lighting Report (Ref. 03-24-S38-LO-D) Horizontal Illuminance Lux Calculation (Ref. 03-24-S38-LO-D)
80	Archaeology in the SANGs	Written Scheme of Investigation for an Archaeological Evaluation and Watching Brief dated August 2026

- 1.13 This will result in a remaining fourteen pre-commencement planning conditions still to be discharged. These will be dealt with under separate submission once the relevant information is available.

Conclusion

- 1.14 Outline planning permission for the re-development of Arborfield Garrison was granted in April 2015 (Ref. O/2014/2280).
- 1.15 The decision notice issued on 02 April 2015 granted planning permission for the development subject to compliance with a total of eighty-five conditions.
- 1.16 A number of planning conditions which require information to be submitted and agreed in writing by the Local Planning Authority prior to the submission of any RM applications have already been discharged by Crest Nicholson (the site wide Delivery Partner of the Defence Infrastructure Organisation).
- 1.17 Crest have subsequently prepared an RM application relating to Linear Park Phase 3.
- 1.18 A number of the planning conditions require RM applications to include information to allow their discharge by the Local Planning Authority. As agreed with WBC a separate discharge of conditions application has been prepared and will be submitted concurrently with the RM application to discharge the requirement of these planning conditions.
- 1.19 In addition, this application also includes information to discharge a further nineteen planning conditions which must be approved in writing by the Local Planning Authority prior to the commencement of the proposed development.
- 1.20 There are a remaining seven pre-commencement conditions associated with Linear Park Phase 3 which will be submitted separately from this application and the RM application for the Local Planning Authority to approve once the relevant information becomes available.