

Date: 01/12/2025



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By email only

Dear Lucy Carpenter, Amber Childs

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF OUTLINE CONSENT
O/2014/2280 AND RESERVED MATTERS APPROVAL 230152**

Site Address: Parcel O2, Biggs Lane, Arborfield Garrison, Arborfield, RG2 9LL
Permission: O/2014/2280
Application References: 193153, 201548, 201548, 230153, 242240, 242268, 251232

This letter provides an update on the approval of details pursuant to conditions for development at Arborfield Garrison (Parcel O2). The attached schedule sets out the current position regarding submission and approval of conditions where they are relevant to this development phase. In summary:

- Acceptable details have been submitted in relation to the following outline conditions:
6, 9, 10, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29, 32, 33, 40, 41, 42, 43, 44, 45, 51, 52, 53, 54, 55, 56, 58, 59, 65, 67, 69, 73.
- Acceptable details have been submitted in relation to the following Reserved Matters conditions: 4, 5, 6, 7, 8, 9 and 10.

- Details are currently under consideration in relation to the following Outline conditions: 26, 57.
- Revised plans or additional information is required in relation to the following outline conditions: 14 and 46.
- A submission of detail is required in relation to the following Reserved Matters conditions: 3.

This provides a brief overview of the current position and I refer you to enclosed schedules 1 and 2 for more detailed comments on each condition.

Yours sincerely



Nick Chancellor
Delivery Manager
Planning and Delivery
Place & Growth

Enclosure: Schedules of Outline and Reserved Matters conditions

Schedule. 1 - Conditions of Outline Planning Permission (ref: O/2014/2280)

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		
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	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)	Design Code Parcel O1, O2, U1, U2, and T (March 2017 – Rev A)	16/01/2017	170085	Prior to Reserved Matters Application	Approved	27/07/2017
Condition 10 (Materials)	15026 - O2 - Materials schedule Rev C3	27/11/2024	242268	Prior commencement	Approved	01/12/2025

Schedule of conditions
Parcel O2, Biggs Lane, Arborfield Garrison, Arborfield

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 11 (Permitted Development)				No submission required		
Condition 12 (Measured Survey and Levels)	Engineering Layout – Ref. 22-226/001 Rev. C	26/01/2024	230153	With Reserved Matters Application	Approved	02/02/2024
Condition 13 (Landscape Strategy)	Overarching Landscape Strategy 14558-SW-5701 Rev P2	07/08/2015	152235	Site-wide condition	Approved	05/10/2015
Condition 14 (Hard and Soft Landscaping)	[Await submission of revised plans]	04/09/2024	242268	Prior commencement	Revised plans are required to address officer comments – see email dated 19/05/2025	
Condition 15 (Arboricultural Implications Assessment)	A22550-01a - Arboricultural Implications Report	03/10/2023	230153	With Reserved Matters Application	Approved	02/02/2024
Condition 16 (Arboricultural Method Statement)	SJA TRP (demo) 18212-091 Tree Removal Plan SJA AMS 18212-02b August 2020 Arboricultural Method Statement ☐ SJA TPP (demo) 18212-042 Tree Protection Plan		201548 [demolition phase]	Prior commencement	[201548 relates to demolition] – Approved.	08/09/2020
	A22550-01a - Arboricultural Implications Report		230153 [construction phase]		[230153 relates to construction - Tree Protection Plan included at appendix 3] – Approved.	02/02/2024
Condition 17 (Aged and Veteran Tree Strategy)	22550-01a - Arboricultural Implications Report	03/10/2023	230153	With Reserved Matters Application	Approved	02/02/2024
Condition 18 (Landscape and Ecological Management Plan)	60312043 - Landscape and Ecology Management Plan rev1.2 (Sept. 2024)	03/10/2024	242240	With Reserved Matters Application	Approved. A LEMP dated September 2024 accompanies DoC application 242240 (superseding an earlier version dated January 2023 which accompanied the RM application).	01/12/2025
Condition 19 (Hedgerows)	Conditions 19 – 23 Ecology Report dated January 2023	20/01/2023	230153	With Reserved Matters Application	Approved.	01/12/2025
	60312043 - Landscape and Ecology Management Plan rev1.2 (Sept. 2024)	03/10/2024	242240			

Schedule of conditions
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Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 20 (Bats)	Conditions 19 – 23 Ecology Report dated January 2023 60312043 - Landscape and Ecology Management Plan rev1.2 (Sept. 2024)	20/01/2023 03/10/2024	230153 242240	With Reserved Matters Application	Approved.	01/12/2025
Condition 21 (Reptiles)	Conditions 19 – 23 Ecology Report dated January 2023 60312043 - Landscape and Ecology Management Plan rev1.2 (Sept. 2024)	20/01/2023 03/10/2024	230153 242240	With Reserved Matters Application	Approved.	01/12/2025
Condition 22 (Ecological Permeability)	Conditions 19 – 23 Ecology Report dated January 2023 60312043 - Landscape and Ecology Management Plan rev1.2 (Sept. 2024)	20/01/2023 03/10/2024	230153 242240	With Reserved Matters Application	Approved.	01/12/2025
Condition 23 (Invasive Species)	Conditions 19 – 23 Ecology Report dated January 2023 60312043 - Landscape and Ecology Management Plan rev1.2 (Sept. 2024)	20/01/2023 03/10/2024	230153 242240	With Reserved Matters Application	Approved.	01/12/2025
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 (Road Design)	[Await submission of revised plans]			Prior commencement	Under consideration, pending s.38 agreement. Not yet approved.	
Condition 27 (Construction Access)	Parcel O2 - CEMP (rev B)	03/10/2024	242268	Prior commencement	Approved	01/12/2025
Condition 28 (Car Parking)	Parking Plan – Ref. 3149-A-1700-PR Rev G	16/01/2024	230153	With Reserved Matters Application	Approved	02/02/2024
Condition 29 (Cycle Parking)	Garden Details Plan (1710 PR Rev C) Cycle Store 15026--CST-1001_C1 - Floor Plan Cycle Store 15026--CST-1002_C1 – Section	03/10/2024	242240	With Reserved Matters Application	Approved The requirements of this condition have been met through the submission of details under condition 10 of the Reserved Matters approval (DoC reference 242240)	01/12/2025

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Cycle Store 15026--CST-1003_C1 - Elevations					
Condition 30 (Garage Retention)				No submission required		
Condition 31 (Parking Management and Servicing Strategy)				Not relevant to this phase – 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		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		26/11/2015
Condition 34 (Bus Routes)				No submission required		
Condition 35 (Travel Plan – Commercial)				Not relevant to this phase – no submission required		
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)				No submission required		
Condition 40 (Floodplain Storage)	22-226-001C Engineering Layout 22-226-01A Drainage Strategy Technical Note (Full) 22-226-002D Overland Flow Plan 22-226-02 FRA Addendum (Full)	03/10/2023	230153	Prior commencement	Approved	02/02/2024
Condition 41			230153	Prior commencement	Approved	02/02/2024

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
(Updated Floodplain Modelling)	22-226-003C Fluvial Flood Extents 100 year plus climate change 22-226-005C Catchment Plan 22-226-006B Basin & Swale Sections					
Condition 42 (Pedestrian Access and Egress During Flooding)			230153	Prior commencement	Approved	02/02/2024
Condition 43 (Foul and Surface Water Drainage Strategy)			230153	Prior commencement	Approved	02/02/2024
Condition 44 (Sustainable Drainage Scheme)			230153	Prior commencement	Approved	02/02/2024
Condition 45 (Detailed Drainage System)			230153	Prior commencement	Approved	02/02/2024
Condition 46 (Wetland Features)	[Await submission of revised plans]		242268	Prior commencement	Revised plans are required - see comments from Tree & Landscape officer to be read in conjunction with condition 14 (Landscaping).	
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)	n/a	n/a	230153	With Reserved Matters Application	Approved. Given the changes in legislation, the proposal will need to meet appropriate national standards set out in Building Regulations. No further details are required to be submitted pursuant to this Condition.	02/02/2024
Condition 52 (Carbon Emissions Reduction)	Energy and Sustainability Statement v5 - May 2024	02/09/2024	242240	With Reserved Matters Application	The requirements of this condition have been met through the submission of details under condition 5 of the Reserved Matters approval (DoC reference 242240)	01/12/2025

Schedule of conditions
Parcel O2, Biggs Lane, Arborfield Garrison, Arborfield

Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 53 (Lifetime Homes)	15026-M4-2 ALLOCATION PLAN-503_C1	01/12/2025	230153	With Reserved Matters Application	Approved.	01/12/2025
Condition 54 (Water Butt and Composting Space)	Landscape drawings submitted under DoC reference 242268.	30/04/2025	242268	With Reserved Matters Application	Approved. Landscape drawings submitted under 242268 are provisional and not yet approved, however the proposed specification of water butts and space for composting for each plot is acceptable – as such condition 54 is discharged.	01/12/2025
Condition 55 (Water Consumption Reduction)	6827 Part G Water Calculation 29.02.2024	02/09/2024	242240	With Reserved Matters Application	The requirements of this condition have been met through the submission of details under condition 7 of the Reserved Matters approval (DoC reference 242240)	01/12/2025
Condition 56 (Refuse and Recycling Storage)	Refuse Strategy Plan – Ref. 3149-A-1701-PR Rev E	26/01/2024	230153	With Reserved Matters Application	Approved	02/02/2024
Condition 57 (Lighting Scheme)	LL1646-001 Arbourfield Garrison Wokingham - S38 Lighting - Design Layout Arbourfield Garrison Wokingham - S38 Lighting - Calculation Report Arbourfield Garrison Wokingham - S38 Lighting - Designer Risk Assessment Arbourfield Garrison Wokingham - S38 Lighting - Environmental Report	04/09/2024	242268	Prior installation	Under consideration, pending s.38 agreement. Not yet approved.	
Condition 58 (Contamination)	Remediation Strategy and Verification Plan Desk Study and Phase 1 Ground Investigation Report	04/09/2024	242268	Prior commencement	Approved	01/12/2025
Condition 59 (Noise Insulation – Dwellings)	21898B-1-R2 Environmental Noise Survey, October 2023)	03/10/2023	230153	Prior commencement	Approved <i>[n.b. Reserved Matters condition 3 requires the submission of a verification report pertaining to specific plots]</i>	02/02/2024
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		

Schedule of conditions
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Condition of O/2014/2280	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 62 (Noise Control – Non-Residential)				Not relevant to this phase – no submission required		
Condition 63 (Ventilation – Non-Residential)				Not relevant to this phase – no submission required		
Condition 64 (Hours of Operation – Non-Residential)				Not relevant to this phase – no submission required		
Condition 65 (Construction Environmental Management Plan)	Parcel O2 - CEMP (rev B)	03/10/2024	242268	Prior commencement	Approved	
Condition 66 (Demolition – Secondary School)				Not relevant to this phase – no submission required		
Condition 67 (Demolition Plan)	1282-C-260-Parcel O2 Boundary Plan, Parcel O2 Site Notice, Demolition Method Statement ATIL Building (Lawsons), Parcel O2 Ecology Method Statement (AECOM), Tree Removals Plan (demo) 18212-091 (SJA Trees).	27/11/2019	193153	Prior commencement	Details approved under prior notification (demolition) for Parcel O2: prior approval not required (12/03/2020, application reference 193153).	12/03/2020
Condition 68 (Working Hours)				No submission required		
Condition 69 (Archaeology)	Written Scheme of Investigation for an Archaeological Evaluation – 29 January 2020 Archaeological Evaluation Report – March 2020	20/01/2023	230153	Prior to Reserved Matters Application	Approved	02/02/2024
Condition 70 (Heritage – Parcel Z)				Not relevant to this phase – no submission required		
Condition 71 (Protection of Retained Buildings)				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 72 (Building Heritage Recording)				Not relevant to this phase – no submission required		
Condition 73 (Fire Hydrants)	W23-5256-002 – Potable Water Design Email chain RE NW235256 Parcel Condition 73		251232	Prior occupation	Approved	08/08/2025
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 82 (Playing Fields and Sports Facilities Provision Triggers)				Not relevant to this phase – no submission required		
Condition 83				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
(Playing Fields and Pitches – Details and Provision Triggers)						
Condition 84 (Sports Facilities – Detailed Design)				Not relevant to this phase – no submission required		
Condition 85 (Flood Lighting – Sports Facilities)				Not relevant to this phase – no submission required		

Schedule 2 - Conditions of Reserved Matters approval (ref: 230152)

Condition of 230152	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 (No variation of outline conditions)				No submission required		
Condition 2 (Approved plans)				No submission required		
Condition 3 (Noise attenuation)	[Await submission]			Prior to occupation of relevant plots	Details are required and should be submitted for consideration under a discharge of conditions application	
Condition 4 (Landscape Management)	3237-6-1-LM-0001-T1 LMMP - Landscape Management Maintenance Plan 60312043 - Landscape and Ecology Management Plan rev1.2 (Sept. 2024)	03/10/2024	242240	Prior to first occupation	Approved	01/12/2025
Condition 5 (Sustainable Design)	Energy and Sustainability Statement v5 - May 2024	02/09/2024	242240	Prior commencement	Approved	01/12/2025
Condition 6 (Water Butts and Composting)	Landscape drawings submitted under reference 242268.	30/04/2025	242268	Prior commencement	Approved Landscape drawings submitted under 242268 are provisional and not yet approved, however the proposed specification of	01/12/2025

Schedule of conditions
Parcel O2, Biggs Lane, Arborfield Garrison, Arborfield

Condition of 230152	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					water butts and space for composting.for each plot is acceptable – as such condition 6 is discharged.	
Condition 7 (Water Consumption)	6827 Part G Water Calculation 29.02.2024	02/09/2024	242240	Prior commencement	Approved	01/12/2025
Condition 8 (Electric Vehicle Charging)	Arborfield Green Parcel O2 - Crest Nicholson - Pod Point EV Charging Mark-up - V4 Arborfield Green Parcel O2 - Crest Nicholson - Pod Point Plot Commentary - V4 Mount-Guard-Datasheet PP-D-130042-17-Solo-Smart-Charger- Domestic-Datasheet-2 PP-D-200094-2-Solo-Freestanding-Mount- Datasheet PP-D-200094-3-Solo-3-Freestanding-Mount- Datasheet-1 PP-D-210089-1-Solo-3-Home-Datasheet-2 PP-D-210111-1-Solo-3-Commercial-Datasheet PP-D-210225-1-Twin-Charger-Datasheet	02/09/2024	242240	Prior commencement	Approved	
Condition 9 (Parking Management Strategy)	Arborfield Parcel O2 - Parking Management Strategy	02/09/2024	242240	Prior to first occupation	Approved	01/12/2025
Condition 10 (Cycle Parking)	Garden Details Plan (1710 PR Rev C) Cycle Store 15026--CST-1001_C1 - Floor Plan Cycle Store 15026--CST-1002_C1 – Section Cycle Store 15026--CST-1003_C1 - Elevations	03/10/2024	242240	Prior commencement	Approved	01/12/2025