

Tel: 0118 237 8 670  
Mobile: 07 925147 744  
Email: adriana.gonzalez@wokingham.gov.uk  
Date 19 December 2025



**WOKINGHAM  
BOROUGH COUNCIL**

Mr Tom Lewis  
Boyer  
Crowthorne House  
Nine Mile Ride  
Wokingham  
RG40 3GZ

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Development Management &  
Compliance  
P.O. Box 157  
Shute End, Wokingham  
Berkshire, RG40 1BN  
Tel: (0118) 974 6000  
Minicom No: (0118) 974 6991

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[TomLewis@boyerplanning.co.uk](mailto:TomLewis@boyerplanning.co.uk)

By email only

Dear Mr Tom Lewis

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING  
PERMISSION O/2014/2179 (AS AMENDED BY S.73 PLANNING PERMISSION  
181194 DATED 14/11/2018). IN RELATION TO THE NEIGHBOURHOOD CENTRE.**

**Site Address:** Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY (Neighbourhood Centre)

**Permission:** 181194

**Condition Reference:** 250552; 252420; 252815

This letter provides an update on the approval of details pursuant to conditions of Planning Permission O/2014/2179 (as amended by s.73 planning permission 181194) in respect of the Neighbourhood Centre only.

The attached schedule sets out the current position regarding submission and approval of details in respect of outline conditions: 3 (Phasing), 7 (Development Brief (Neighbourhood Centre)), 11 (Neighbourhood Centre Floorspace Restriction), 12 (Neighbourhood Centre – No D1 Uses), 16 (Landscape Strategy), 17 (Arboricultural Impact Assessment), 19 (Tree Protection), 20 (Levels), 21 (Landscape and Ecological Management Plan), 22 (Ancient Woodland Mitigation Strategy), 23 (Hedgerows), 24 (Bats), 26 (Reptiles), 28 (Ecological Permeability), 29 (Badgers), 30 (Non-Native Invasive Species), 32 (Highway Construction Details), 33 (Construction Access), 35 (Car Parking), 36 (Cycle Parking), 38 (Parking Management and Servicing Strategy), 39 (Walking, Cycling and Equine Strategy), 41 (Travel Plan (Commercial)), 43 (Construction Environment Management Plan), 45 (Flooding and Drainage), 46 (surface water drainage scheme), (47 (Wetland Features), 48 (Code for Sustainable

Homes), 49 (Low and Zero Carbon Technologies), 50 (Lifetime Homes), 51 (Water Butt and Composting), 52 (Water Consumption), 53 (Refuse Storage), 55 (Lighting), 57 (Contamination), 59 (Ventilation and Odour), 60 (Hours of operation of non-residential development), 61 (Archaeology), 65 (Access to SANG).

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 the Neighbourhood Centre – Outline conditions:

- Acceptable details have been submitted in relation to Conditions 7, 11, 17, 19, 20, 22, 23, 24, 26, 28, 29, 30, 35, 36, 39, 47, 48, 49, 50, 51, 52, 53, 57, 61, 65. These conditions are discharged for the Neighbourhood Centre Parcel, in accordance with the approved details.
- Details submitted in relation to the following Conditions are currently under consideration/require additional information: 21, 33, 43.
- No details have been submitted in relation to Conditions 12, 32, 38, 41, 55, 59, 60. These details are required as per conditions triggers.

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition, including where the submitted details are sufficient to partially discharge conditions. If you have any queries, please contact the case officer, Adriana Gonzalez.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'NC'.

Nick Chancellor  
Development Delivery Manager

Enclosure: Schedule of Outline conditions

**Enclosure: Schedule of Outline conditions**

Condition of 181194	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 Parameter Plans				No submission required		
Condition 2 Reserved Matters				No submission required		
Condition 3 Phasing	Phasing Parameter Plan CB-12-103-S73-006 Rev E	30/08/2018	181469	Prior any Reserved Matters application (excluding NMRES)	Site-wide phasing strategy approved under application 181469.	09/09/2019
	Site-wide sub-phasing strategy	24/01/2019				
Condition 4 NMRES Phasing				No submission required		
Condition 5 Primary School Phasing				No submission required		
Condition 6 Sports Hub Phasing				No submission required		
Condition 7 Development Brief (Neighbourhood Centre)	Planning Conditions Statement by Boyer, Ref. 17.1070, March 2025	10/03/2025	250552	Prior to Reserved Matters application	Approved.	19/12/2025
Condition 8 Compliance with Masterplan Framework Document				No submission required		
Condition 9				No submission required		

Condition of 181194	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Neighbourhood Centre Floorspace						
Condition 10 Neighbourhood Centre Uses				No submission required		
Condition 11 Neighbourhood Centre Floorspace Restriction	Planning Conditions Statement by Boyer, Ref. 17.1070, March 2025	10/03/2025	250552 & RM 241962	No submission required	Approved.  <u>Note:</u> the details approved under the RM application (241962) are deemed acceptable. No further approval is required in respect of this condition.	19/12/2025
Condition 12 Neighbourhood Centre – No D1 Uses				Prior occupation of any use class D1	<u>Note:</u> Please refer to condition wording trigger requirements.	
Condition 13 Primary School – Specifications				No submission required		
Condition 14 (Blank)				No submission required		
Condition 15 PD Rights Removed				No submission required		
Condition 16 Landscape Strategy	Overarching Landscape Strategy JSL2891-110 Rev E	21/12/2018	181469	Prior any Reserved Matters application (excluding NMRES)	Overarching (site wide) landscape strategy approved as part of application 181469.	24/01/2019
Condition 17 Arboricultural Impact Assessment	Tree Survey Report and Arboricultural Impact Assessment – RSP, Ref. JSL2891_793 Rev P01, January 2025	10/03/2025	250552	Prior to Reserved Matters	Approved.  There are no trees within this parcel.	19/12/2025
Condition 18 Protection of Trees				No submission required		

Condition of 181194	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 19 Arboricultural Method Statement	Tree Survey Report and Arboricultural Impact Assessment – RSP, Ref. JSL2891_793, January 2025	10/03/2025	250552	Prior commencement	Approved.  There are no trees within this parcel.	19/12/2025
Condition 20 Levels	N/A – Final levels drawings to be approved under RM conditions 5 & 6.	10/03/2025	250552	With Reserved Matters application	It is noted that the RM application (241962) included Levels plans as required. These plans were deemed sufficient to allow the RM application to be approved. Further details of levels are required in respect to detailed landscaping. Please refer to RM conditions 5 & 6.	19/12/2025
Condition 21 Landscape and Ecological Management Plan	(Site Wide – all parcels) Outline Site-wide Landscape and Ecological Management Plan 868.1 Rev B	28/09/2018	181422	Prior any Reserved Matters application (excluding NMRES)	Overarching management plan approved as part of Reserved Matters Application 181422.  <u>Note:</u> detailed parcel-specific landscape and ecological management plans are required for each successive phase as per condition wording.	16/11/2018
	(For Neighbourhood Centre) Landscape and Ecological Management Plan – Neighbourhood Centre – HAD Ref. 868.1, December 2024	10/03/2025	250552	With Reserved Matters application	Under consideration.	
Condition 22 Ancient Woodland Mitigation Strategy	Planning Conditions Statement by Boyer, Ref. 17.1070, March 2025	10/03/2025	250552	With Reserved Matters application	Approved.  There is no Ancient Woodland within this parcel.	19/12/2025
Condition 23 Hedgerows	Hedgerow Mitigation and Compensation Strategy – Neighbourhood Centre – HAD Ref. 868.1, December 2024	10/03/2025	250552	With Reserved Matters application	Approved.	19/12/2025
Condition 24 Bats	Detailed Bat Mitigation Strategy – Neighbourhood Centre – HAD Ref. 868.1, December 2024	10/03/2025	250552	With Reserved Matters application	Approved.  <u>Note:</u> a detailed lighting scheme is still required as part of condition 55.	19/12/2025
Condition 25 Natural England Licence				No submission required		

Condition of 181194	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 26 Reptiles	(Site Wide – all parcels) Reptile Survey Report and Site-Wide Outline Reptile Mitigation Strategy	23/05/2018	181422	Prior any Reserved Matters application (excluding NMRES)	Overarching strategy approved as part of Reserved Matters Application 181422.	16/11/2018
	(For Neighbourhood Centre) Detailed Reptile Mitigation Strategy – Neighbourhood Centre – HAD Ref. 868.1, December 2024	10/03/2025	250552	With Reserved Matters application	Approved.	19/12/2025
Condition 27 Reptiles (NMRES)	Detailed Reptile Mitigation Strategy – NMRE 868.1 Rev -	08/11/2019	192975	With Reserved Matters application for NMRES	Approved in relation to Nine Mile Ride Extension South.	23/01/2020
Condition 28 Ecological Permeability	Outline Site-Wide Ecological Permeability Scheme 868.1 Rev B	02/10/2018	181469	Prior any Reserved Matters application (excluding NMRES)	Overarching ecological permeability scheme approved as part of Reserved Matters Application 181422.	24/01/2019
	(For Neighbourhood Centre) Detailed Ecological Permeability Scheme – Neighbourhood Centre – HAD Ref. 868.1, December 2024	10/03/2025	250552	With Reserved Matters application	Approved.	19/12/2025
Condition 29 Badgers				Prior to commencement	No setts recorded in vicinity of the Neighbourhood Centre parcel, as such no submission is required under condition 29 for this phase.	
Condition 30 Non-Native Invasive Species	Non-Native Invasive Species Management Plan – Neighbourhood Centre – HAD Ref. 868.1, December 2024	10/03/2025	250552	With Reserved Matters application	Approved.	19/12/2025
Condition 31 Highways (Traffic) – School				With Reserved Matters application comprising primary school	Not relevant to the Neighbourhood Centre.	

Condition of 181194	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 32 Detailed design of roads				Prior commencement	No details submitted and these are required.	
Condition 33 Construction Access	Construction Environmental Management Plan – Ref. C86941-JNP-XX-XX-RP-G-1001 P01, September 2025	07/10/2025	252420	Prior construction	Requires additional information as below:  1) An HGV routing plan which demonstrates HGVs will avoid weight, width and height restrictions on the surrounding road network. 2) Confirmation that all vehicles and non-mobile machinery will comply with the Euro VI Emissions Standard. This is requested to meet the Air Quality Objectives of Wokingham's Local Plan 2010, Local Transport Plan 2025 and Core Strategy Construction guidance which require developments to minimise their carbon footprint and identifies that Age and Type of Plant as appropriate measures for achieving Air Quality objectives.	
Condition 34 Sheerlands Road Access	S278 Permanent Emergency Access Layout HOGP1-JNP-90-XX-DR-C-0021 Rev C S278 Swept Path Analysis Temporary Construction Access HOGP1-JNP-90-XX-DR-C-0033 Rev A S278 Temporary Construction Access HOGP1-JNP-90-XX-DR-C-0034 Rev A S278 Fire Vehicle Swept Path Analysis HOGP1-JNP-92-XX-DR-C-0017 Rev A	26/08/2021	183508	Prior to commencement	Not Relevant to the Neighbourhood Centre. Approved in conjunction with Reserved Matters application for Parcel P1 (181422).	26/08/2021
	S278 Permanent Emergency Access Site Clearance Plan HOGP1-JNP-92-XX-DR-C-0020 Rev A	12/03/2019				
Condition 35 Car Parking	Parking Plan - 3243.1 A-1700-PL Rev B	10/03/2025	250552	With Reserved Matters application	Approved.  The Reserved Matters application 241962 demonstrated acceptable level of car parking.	19/12/2025

Condition of 181194	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 36 Cycle Parking	Parking Plan - 3243.1 A-1700-PL Rev B	10/03/2025	250552	With Reserved Matters application	Approved.  The Reserved Matters application (241962) demonstrated appropriate cycle parking provision.	19/12/2025
Condition 37 PD Rights (Garages)				No submission required		
Condition 38 Parking Management and Servicing Strategy (Employment Area, School, NC)				With Reserved Matters application comprising primary school, NC or employment land	No details submitted and these are required. Please also refer to RM conditions 10 & 11.	
Condition 39 Walking, Cycling and Equine Strategy	Planning Conditions Statement by Boyer, Ref. 17.1070, March 2025	10/03/2025	250552	With Reserved Matters application	Approved.  The Reserved Matters application (241962) is considered to comply with the approved Walking, Cycling and Equine Strategy.	19/12/2025
Condition 40 Phased Bus Strategy	Proposed Bus Strategy C85672-TN013 Rev B	30/08/2018	181469	With first Reserved Matters application	Site-wide bus strategy approved as part of Reserved Matters Application 181422.	09/09/2019
Condition 41 Travel Plan (commercial)				Prior to occupation of commercial uses	It is anticipated that a submission will be required in respect of this phase.	
Condition 42 Travel Plan (Primary School)				With Reserved Matters application comprising primary school	Not relevant to the Neighbourhood Centre.	
Condition 43	Construction Environmental Management Plan – Ref. C86941-JNP-XX-XX-RP-G-1001 P01, September 2025	07/10/2025	252420	Prior commencement	Requires additional information as below:	

Condition of 181194	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Construction Environment Management Plan					<p>1) An HGV routing plan which demonstrates HGVs will avoid weight, width and height restrictions on the surrounding road network.</p> <p>2) Confirmation that all vehicles and non-mobile machinery will comply with the Euro VI Emissions Standard. This is requested to meet the Air Quality Objectives of Wokingham's Local Plan 2010, Local Transport Plan 2025 and Core Strategy Construction guidance which require developments to minimise their carbon footprint and identifies that Age and Type of Plant as appropriate measures for achieving Air Quality objectives.</p>	
Condition 44 Hours of Work				No submission required		
Condition 45 Flooding and Drainage			RM 241962	No submission required	The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A).	07/04/2025
Condition 46 Drainage Scheme			RM 241962	No submission required	The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A).	07/04/2025
Condition 47 Wetland Features				Prior commencement	There are not wetland features within the Neighbourhood Centre. No submission is required.	19/12/2025
Condition 48 Code for Sustainable Homes				With Reserved Matters application comprising non-residential buildings	It is noted that the RM application (241962) included details of how the building will be designed to achieve at least BREEAM 'very good' certification, as required by the condition wording. This information was deemed sufficient to allow the RM application to be approved. Further details are still required to secure the submission of pre-construction documentation and post-construction certificate demonstrating compliance with a BREEAM rating of 'Very Good' (or an equivalent standard). Please refer to RM condition 13.	19/12/2025

Condition of 181194	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 49 Low and Zero Carbon Technologies	Energy Strategy Statement, by Briary Energy, July 2024	10/03/2025	250552	With Reserved Matters application	Approved.  <u>Note:</u> The Reserved Matters application 241962 includes condition 12, to secure full details of the PV panels. These details are still outstanding.	19/12/2025
Condition 50 Lifetime Homes	Schedule of Accommodation 3243.1, Omega Architects, dated July 2024	10/03/2025	250552	With Reserved Matters application	Approved.	19/12/2025
Condition 51 Other sustainability matters (water butt and composting)	Planning Conditions Statement by Boyer, Ref. 17.1070, March 2025	10/03/2025	250552	With Reserved Matters application	Approved.	19/12/2025
Condition 52 Water consumption	Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF1- Plot 1013  Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF3- Plot 1014  Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF2- Plot 1015  Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1016  Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1017  Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF2- Plot 1018  Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF1- Plot 1019	17/11/2025	252815	With Reserved Matters application	Approved.	19/12/2025

Condition of 181194	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF3- Plot 1020 Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF2- Plot 1021 Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1022 Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1023 Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF2- Plot 1024 Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF1- Plot 1025 Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF3- Plot 1026 Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF2- Plot 1027 Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1028 Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1029 Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF2- Plot 1030					
Condition 53 Refuse Storage	3243.1 A 1701 PL Rev. B – Refuse Plan	10/03/2025	250552	With Reserved Matters application	Approved.	19/12/2025

Condition of 181194	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 54 Broadband				No submission required		
Condition 55 Lighting				Prior installation	It is anticipated that a submission will be required in respect of this phase.	
Condition 56 Asbestos Management				Prior to demolition	No submission required as there are no buildings to be demolished within the Neighbourhood Centre.	
Condition 57 Contamination	Phase 2 Site Investigation Neighbourhood Centre – Eastwood Consulting Engineers, Ref. 41623-064 Issue 1, September 2025	07/10/2025	252420	Prior commencement	Approved.	19/12/2025
Condition 58 Noise				No submission required		
Condition 59 Ventilation				Prior commencement for commercial uses	No details submitted and these are required.	
Condition 60 Hours of Operation				Prior occupation of non-residential uses	No details submitted and these are required.	
Condition 61 Archaeology	Neighbourhood Centre Heritage Statement – Wessex Archaeology, Ref. 257963.01, October 2025	17/11/2025	252815	Prior to Reserved Matters application	Approved.	19/12/2025
Condition 62 Car parking (SANG)				Prior Reserved Matters application	Not relevant to the Neighbourhood Centre.	
Condition 63 Archaeology (SANG)	Impact Assessment and Written Scheme of Investigation for Archaeological Strip Map and Sample Planning Ref.:14/02576/OOD Document Ref.:212960.1 v3 Nov 2018	22/11/2018	183063	Prior commencement of SANG	Archaeological Watching Brief adequately addresses the requirements for archaeological evaluation prior to detailed submission for all phases.	11/12/2018

Condition of 181194	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Hogwood Farm Archaeological Watching Brief (T24194.04 – January 2019)	05/02/2019	190342		Condition remains in force until the fieldwork is completed to allow for post-excavation phase and report production – to be submitted upon completion.	09/09/2019
Condition 64 Landscaping (SANG)	SANG Soft Landscape Plan Sheets 1 through 9 JSL2891-510 through 518, all Rev A SANG Hard Landscape Plan Sheets 1 through 9 (JSL2891-210 through 218, all Rev E	20/12/2018	183509	Prior commencement of SANG	Not relevant to the Neighbourhood Centre. Approved in relation to SANG landscaping.	09/09/2019
	SANG Levels & Drainage Basin 1 HOGSANG-JNP-DR-S-035 Rev C SANG Levels & Drainage Basin 2 HOGSANG-JNP-DR-S-036 Rev C SANG Levels & Drainage Basin 3 HOGSANG-JNP-DR-S-037 Rev E SANG Construction Details Page 1 of 2 HOGSANG-JNP-DR-S-039 Rev - SANG Construction Details Page 2 of 2 HOGSANG-JNP-DR-S-040 Rev A	14/03/2019				
	Drawing Bridge A 20180378-182339-E5648-A Sheet G [1] Drawing Bridge B 20180378-182339-E5648-B Sheet G [1] Drawing bridge C 20180378-182339-E5648-C Sheet G [1]	30/04/2019				
Condition 65 Access to SANG				With Reserved Matters application	The SANG is accessible from this phase.	19/12/2025
Condition 66 Foul Drainage	Correspondence between Catherine Sneyd (Thames Water) and Stephen Bates (CALA Homes) confirming the compatibility of development phasing with TW sewage upgrade works	17/02/2021	210569	Prior to occupation of 200 <sup>th</sup> dwelling	Site-wide Approved.	22/09/2021