

Date: 14 April 2025
Applications: 231335, 250797



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Jude

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION O/2014/2280**

Application Number: 231335, 250797.

Related Application: 240375

Applicant Name: C/O Agent

Site Address: West Court SANG at Arborfield Garrison

Proposal: Applications for submission of details to comply with the following condition of planning consent O/2014/2280 dated 01/04/2015. Fully Discharge Condition 79. Parking at West Court SANG. Part Discharge Conditions 10. Materials. 12. Levels. 14. Hard & Soft Landscaping Scheme. 15. Arboricultural Implications Assessment. 16. Arboricultural Method Statement. 17. Aged & Veteran Tree Strategy. 18. LEMP. 19. Hedgerows. 20. Bats. 21. Reptiles. 22 UK BAP Species. 23. Non-native Invasive Species. 26. Detailed Design of Roads, Footways, Footpaths and Cycleways 27. Construction Accesses. 28. Car Parking. 29. Cycle Parking. 32. Walking, Cycling & Equine Strategy. 44. Surface Water Drainage Scheme. 45. Drainage System Details. 46. Wetland Features. 80. Archaeology in the SANG's. 81. SANG Landscape Schemes.

A list of the details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 10, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 32, 44, 45, 46, 79, 80, 81 for the West Court SANG development phase. These conditions are discharged in accordance with the approved details.

The applicant's attention is drawn to the requirement to submit details under condition 5 of planning consent 240375 (CEMP: biodiversity).

Yours sincerely

Nick Chancellor

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 10 Materials.	Landscape Masterplan - 14558-SANGW-LS-5020 P12	22.12.2023	Acceptable details provided for the West Court SANG phase. <i>[Note that hoggin path construction details require further consideration and as such are not listed as an approved plan in this decision letter. Appropriate details will be sought under planning condition 26].</i>
Condition No. 12 Levels.	Mound & Drainage Proposals 60312043-CIV-395 P1 Site Sections 60312043-CIV-406-P4	22.12.2023	Acceptable details provided for the West Court SANG phase.
Condition No. 14 Hard & Soft Landscaping Scheme	Landscape Masterplan - 14558-SANGW-LS-5020 P12 Landscape Elements Removal Plan - 14558-SANGW-LS-5021 P5 Boundary Treatment Plan - 14558-SANGW-LS-5022 P5 Groundworks Plan - 14558-SANGW-LS-5023 P7 Planting Plan - 14558-SANGW-LS-5024 P6	22.12.2023 & 02.06.2023	Acceptable details provided for the West Court SANG phase. <i>[Note that hoggin path construction details require further consideration and as such are not listed as an approved plan in this decision letter.]</i>

Condition	Plan Number/Report Details	Date Received	Comments
	Habitat Pond Planting Plan - 14558-SANGW-LS-5025 P1 Horticultural Specification 14558-SANGW-LS-5400 P1 Landscape Details - 14558-SANGW-LS-5600 P3 Tree Pit Details 1455-8SANGW-LS-5602 P1		<i>Appropriate details will be sought under planning condition 26].</i>
Condition No. 15 Arboricultural Implications Assessment	Arboricultural Method Statement - SJA AMS 23630-01	22.12.2023	Acceptable details provided for the West Court SANG phase
Condition No. 16 Arboricultural Method Statement.			Acceptable details provided for the West Court SANG phase.
Condition No. 17 Aged & Veteran Tree Strategy	Veteran and Aged Tree Strategy - SJA VTR 23630-01	22.12.2023	Acceptable details provided for the West Court SANG phase.
Condition No. 18 LEMP	SANG Ecological Management Plan 60312043 v2	22.12.2023	Acceptable details provided for the West Court SANG phase.
Condition No. 19 Hedgerows.	Ecology Report (conditions 19-23) 60312043 v2 Bat Barn Specification (IDPartnership)	22.12.2023 & 02.06.2023	Acceptable details provided for the West Court SANG phase

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 20 Bats.	Bat Barn Timber Clad (SANG) - BB_05 (IDPartnership)		Acceptable details provided for the West Court SANG phase
Condition No. 21 Reptiles.			Acceptable details provided for the West Court SANG phase.
Condition No. 22 UK BAP Species			Acceptable details provided for the West Court SANG phase.
Condition No. 23 Non-native Invasive Species.			Acceptable details provided for the West Court SANG phase.
Condition No. 26 Detailed Design of Roads, Footways, Footpaths and Cycleways	Site Access GA 60312043-CIV-412-P2	22.12.2023	Acceptable details provided for the West Court SANG phase in respect to the listed plan numbers.
	Site Access Swept Path Analysis 60312043-CIV-413-P2		
	Haul Road GA 60312043-CIV-414-P4		
	Haul Road VT 60312043-CIV-415-P4		
	<i>[DoC application 250797]:</i> 14558-SANGW-LS-5601 P3 - Path & Culvert Details	09.04.2025	Hoggin path construction details (drawing revision P3, received 09.04.25) are approved; please note

Condition	Plan Number/Report Details	Date Received	Comments
			added reference to "10mm compacted limestone dressing" in revision P3.
Condition No. 27 Construction Accesses	Site Access GA 60312043-CIV-412-P2 Site Access Swept Path Analysis 60312043-CIV-413-P2 Haul Road GA 60312043-CIV-414-P4 Haul Road VT 60312043-CIV-415-P4	22.12.2023	Acceptable details provided for the West Court SANG phase.
Condition No. 28 Car Parking.	Car Park Layout Plan GA - 60312043-CIV-410-P3 Car Park Swept Path Analysis - 60312043-CIV-411-P2	22.12.2023	Acceptable car parking details provided for the West Court SANG phase. <i>[See note below re: condition 29 cycle parking]</i>
Condition No. 29 Cycle Parking	<i>[DoC application 250797]:</i> 14558/SANGW/LS/5603 P4 – Landscape Details	28.03.2025	Acceptable cycle parking details provided within alternative car park approved under full application 240375. <u>Note that the referenced drawing approves cycle parking details only.</u>

Condition	Plan Number/Report Details	Date Received	Comments
			Hoggin path construction detail should not be referenced from this plan. For approved hoggin path construction detail please see conditions 26 and 81 - drawing 14558-SANGW-LS-5601 P3 Path & Culvert Details).
Condition No. 32 Walking, Cycling & Equine Strategy.	n/a	n/a	The proposals submitted under this application reference are considered to be in accordance with the approved Walking, Cycling & Equine Strategy. No further submission of detail is required under this condition for the West Court SANG phase.
Condition No. 44 Surface Water Drainage Scheme	Drainage Statement V02 (AECOM, 20.12.23) Mound & Drainage Proposals 60312043-CIV-395 P1	22.12.2023	Acceptable details provided for the West Court SANG phase.
Condition No. 45 Drainage System Details.	Drainage Construction Details 60312043-CIV-420-P1		Acceptable details provided for the West Court SANG phase.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 46 Wetland Features			Acceptable details provided for the West Court SANG phase.
Condition No. 79 Parking at West Court SANG.	Car Park Layout Plan GA - 60312043-CIV-410-P3 Car Park Swept Path Analysis - 60312043-CIV-411-P2 <i>[DoC application 250797 / full planning permission 240375]:</i> 14558/SANGW/LS/5603 P4 – Landscape Details	22.12.2023 28.03.2025	Acceptable details provided.
Condition No. 80 Archaeology in the SANGs	WSI for Archaeological Evaluation - BR-WCG23 (06.12.23)	22.12.2023	The condition is <u>partially</u> discharged for the West Court SANG phase. The Written Scheme of Investigation is considered to propose a satisfactory programme of archaeological work. Condition 80 cannot be fully discharged until the archaeological work has been completed and the evaluation results submitted to the Local Planning Authority for review. A further

Condition	Plan Number/Report Details	Date Received	Comments
			submission of detail is therefore anticipated.
Condition No. 81 SANG Landscape Schemes.	SANG Ecological Management Plan 60312043 v2 Heritage Statement NGR 477229 163749 (Issue 3) Landscape Masterplan - 14558-SANGW-LS-5020 P12 Landscape Elements Removal Plan - 14558-SANGW-LS-5021 P5 Boundary Treatment Plan - 14558-SANGW-LS-5022 P5 Groundworks Plan - 14558-SANGW-LS-5023 P7 Planting Plan - 14558-SANGW-LS-5024 P6 Habitat Pond Planting Plan - 14558-SANGW-LS-5025 P1 Horticultural Specification 14558-SANGW-LS-5400 P1 Landscape Details - 14558-SANGW-LS-5600 P3 Tree Pit Details 1455-8SANGW-LS-5602 P1 <i>[DoC application 250797]:</i> 14558-SANGW-LS-5601 P3 - Path & Culvert Details	22.12.2023 & 02.06.2023 09.04.2025	Acceptable details provided for the West Court SANG phase.