



- NOTES
- DO NOT SCALE FROM THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS ON THIS DRAWING ARE IN METRES UNLESS NOTED OTHERWISE.
 - THIS DRAWING IS A PRELIMINARY REVIEW ONLY AND SUBJECT TO DETAILED DESIGN.
 - THIS DRAWING IS BASED UPON ASCOT DESIGN LAYOUT. DRAWING NUMBER 24-J4649-01-002.
 - FLOOD EXTENT BASED ON AECOM DRAWING 60312043/CIV/001 REV P9

- LEGEND
- PARCEL S BOUNDARY
 - 1 IN 100 YEARS FLOOD RISK + CLIMATE CHANGE

Condition 40 - Compensatory Storage

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.

Reason: To ensure that any reconfiguring of land within the agreed floodplain is mitigated for thereby preventing an increase in flood risk.

Response: This parcel is not located within a floodplain area as identified on this plan and as such this Condition is not required / not applicable.

Condition 41 - Design Floodplain Model

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.

Reason: To ensure that the full extent of the flood risk is modelled accurately to ensure that proposals are based on the detailed layout. This is to ensure that development will not be built in areas of flood risk and that flood risk is not increased due to the development proposals, and to be in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1 and CP18 and the Managing Development Delivery Local Plan Policy CC10 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Response: This parcel is not located within a floodplain area as identified on this plan and as such this Condition is not required / not applicable.

Condition 42 - Safe Access / Egress

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.

Reason: To ensure safe access and egress from and to the site, in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1 and CP18 and the Managing Development Delivery Local Plan Policy CC10 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Response: This parcel is not located within a floodplain area as identified on this plan and as such this Condition is not required / not applicable.

Condition 46 - Wetland Features

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 with the approved details.

Reason: To ensure that any wetland features are designed to maximise their nature conservation benefits and to ensure they provide appropriate flood mitigation in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP3 and CP7 and the Managing Development Delivery Local Plan Policy TS23 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Response: No wetland features are identified as part of this parcel and as such this Condition is not required / not applicable.

A	UPDATED TO SUIT NEW SITE LAYOUT	JD	LH	LH	18.12.25
Rev	Amendments	Drm	Chk	App	Date

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Job Title	ARBORFIELD PARCEL S				
Drawing Title	FLOODPLAIN EXTENT				
Client	HICKS DEVELOPMENT LTD				
Scale	1:500 @A1	Date	JULY 25	Designed	TB
Drawn	TB	Checked	LH	Approved	LH
Job No	25-136	Drawing No	25-136/103	Rev	A