

28 July 2025
Our Ref: 24.1050

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Planning Reference: PP-13969725

Dear Adriana,

Re: Application to Discharge Details Reserved by Condition in Relation to the Arborfield Green District Centre at Arborfield Green pursuant to Hybrid Planning Permission O/2014/2280

On behalf of our client, Hicks Development Ltd ('Hicks'), we are pleased to submit a formal planning application to discharge conditions pursuant to the hybrid planning permission (Ref. O/2014/2280) in relation to the Arborfield Green District Centre.

The information submitted in conjunction with this application complements the Reserved Matters planning application for Parcel S, Arborfield which has been submitted concurrently with this application. The conditions which the application seeks to discharge are:



- Condition 12 – Levels & Measured Survey
- Condition 15 – Arboricultural Implications Assessment
- Condition 17 – Aged and Veteran Tree Mitigation
- Condition 18 – Landscape and Ecological Management Plan
- Condition 19 – Hedgerow Mitigation and Compensation Strategy
- Condition 20 – Bat Mitigation Strategy
- Condition 21 – Reptile Mitigation Strategy
- Condition 22 – Ecological Permeability
- Condition 23 – Non Native Species Management Plan
- Condition 28 – Car and Motorcycle Parking
- Condition 29 – Cycle Parking
- Condition 40 – Compensatory Storage
- Condition 41 – Design Floodplain Model
- Condition 42 – Safe Access / Egress
- Condition 43 – Foul/Surface Water
- Condition 44 – Sustainable Drainage
- Condition 45 – Full Drainage System
- Condition 46 – Wetland Features
- Condition 51 – Code for Sustainable Homes
- Condition 52 – Reduction in Carbon Emissions
- Condition 53 – Lifetime Homes Standards
- Condition 54 – Water Butts and Composting
- Condition 55 – Reduce Water Consumption
- Condition 56 – Internal and External Spaces for Storage of Refuse and Recyclables
- Condition 57 - Lighting
- Condition 69 – Archaeology

Application Documents and Application Fee

The following application documents and drawings have been submitted in support of this application:

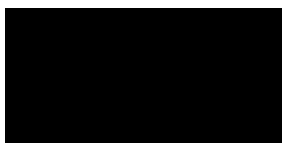
Document Title	Responsible Consultant
Application Form	Boyer
CIL Form	Boyer
Covering Letter	Boyer
Planning Statement (July 2025)	Boyer
Planning Conditions Statement (July 2025)	Boyer
Archaeological Desk Based Assessment	Iceni Projects
Heritage Statement	Iceni Projects
25-136-01A Drainage Strategy Technical Note	Odyssey

25-136-100 Drainage Strategy	Odyssey
25-136-101 Level Strategy	Odyssey
25-136-102 Overland Flow Route	Odyssey
25-136-103 Floodplain Extent	Odyssey
MA_VL_P25-3492_01 – Transport Assessment	Create
Landscape Masterplan (1671-001)	Murdoch Wickham
Design and Access Statement	Ascot Design
Site Information Plan	Ascot Design
Energy and Sustainability Statement	AES Sustainability Consultants
Tree Constraints Plan	SJA Trees
Tree Survey Schedule	SJA Trees
Arboricultural Implications Report	SJA Trees
Ecology Conditions Report	HDA

The application fee of **£2,437** has been paid on the Planning Portal.

We look forward to receiving your formal acknowledgment of this application and trust you have sufficient information to favourably consider this application to discharge conditions in conjunction with the Reserved Matters for Parcel S, Arborfield. Should you any further information or wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely



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Planner

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