

06 May 2026

Our Ref: 25009/SS

Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Via Planning Portal (Ref: PP-14913078)

Dear Sir/Madam,

**SHINFIELD PARK, WHITLEY WOOD LANE, SHINFIELD, WOKINGHAM, RG2 9FW
SUBMISSION OF DETAILS PURSUANT TO CONDITION 21 OF PERMISSION REF: 250415**

We have been instructed by our client, Wrenbridge (FRELD Reading) LLP ('Wrenbridge') ('the Applicant') to submit details pursuant to Condition 21 of Planning Permission Ref: 250415 which relates to development at Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW ('the Site').

Background

Planning permission was granted on 14 October 2025 for the redevelopment of the Site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition. Following the discharge of all pre-commencement conditions and s106 obligations, works on site formally commenced on 09 March 2026.

This application seeks approval for details pursuant to Condition 21 which requires a lighting design strategy to be submitted for approval. As noted within the condition wording, an External Lighting Strategy Report (Rev PL2), prepared by MBA was submitted as part of the original application. This was reviewed by the Council's Ecology Officer who noted the following:

'Broadly, the lighting strategy takes on board the majority of lighting recommendations given in mitigation measure MC10 in the Ecological Assessment. I am concerned that the schedule in the drawing does not specify a back light shield for column C1. If this cannot be rectified before determination, I recommend that a lighting for light sensitive species condition is applied to resolve the final detail of external lighting. Should this condition be applied, I would be able to recommend that the proposal will not adversely impact this protected species group'.

It was subsequently agreed that this matter would be dealt with via condition, which led to the inclusion of Condition 21 on the decision notice.

The submitted External Lighting Strategy Report (now Rev PL3) has been updated to include provision for a back light shield for column C1 (as shown within the Schedule on p14) . Accordingly, the Council should now be in a position to approve this document pursuant to Condition 21.

Submission

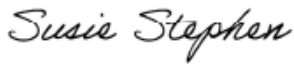
The following documents have been submitted via the Planning Portal (Ref: PP-14913078):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document); and
- External Lighting Strategy Report (Rev PL3), prepared by MBA.

A payment of £309, being the appropriate fee as required by the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended), has been made via the Planning Portal.

We trust the information provided is sufficient and look forward to receiving confirmation that the application has been registered and validated. If you require anything further, please do not hesitate to contact either myself or Paul Newton at this office.

Yours sincerely,



Susie Stephen
Director

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NWS Planning Limited