

Date: 7 November 2025
Application: 252296



WOKINGHAM
BOROUGH COUNCIL

Ms Caitlin Daly
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Development Management &
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Dear Ms Caitlin Daly,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION VAR/2024/0624**

Application Number: 252296

Applicant Name: c/o agent

Site Address: Land to the west of, Hyde End Road, Shinfield, Reading

Proposal: Application for submission of details to comply with the following conditions of planning approval 141016 dated 07.10.2014. Condition 11 relates to construction management, 17 to hard and soft landscape, 18 to planting plan, 19 to phasing of planting, 20 to landscape management plan, 22 to trees to be planted, 27 to ground contamination, 30 to environmental management plan, 31 to archaeology, 32 to drainage and flood risk, 37 to drainage strategy, 69 to layout phasing and specification for outdoor sports.

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

- Acceptable details have been submitted in relation to conditions 11, 17, 18, 19, 20, 22, 27, 30, 31, 32, 37 and 69 in relation to the phase of development approved under reserved matters application 223287. These conditions are discharged in accordance with the approved details.

Yours sincerely,
Development Management & Compliance

Authorised by:

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

Connor Corrigan

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 11	CEMP Northern Pitches dated 6 th November 2025, A243-R014 Rev B prepared by Abley Letchford	6th November 2025	The condition is discharged in accordance with the approved details for this phase of development.
Condition No. 17	Shinfield Northern Pitches Overall Landscape GA Plan, dated 17 th October 2022, 35440- RG-L-550 rev H prepared by Stantec	25 September 2025	The condition is discharged in accordance with the approved details for this phase of development.
Condition No. 18	Shinfield Northern Pitches Overall Landscape GA Plan, dated 17 th October 2022, 35440- RG-L-550 rev H prepared by Stantec	25 September 2025	The condition is discharged in accordance with the approved details for this phase of development.
Condition No. 19	Shinfield Northern Pitches Overall Landscape GA Plan, dated 17 th October 2022, 35440- RG-L-550 rev H prepared by Stantec	25 September 2025	The condition is discharged in accordance with the approved details for this phase of development.
Condition No. 20	Sports Pavilion Landscape Management Plan, dated August 2023, 35440/A5/LMP rev C prepared by Stantec	25 September 2025	The condition is discharged in accordance with the approved details.
Condition No. 22	Shinfield Northern Pitches Overall Landscape GA Plan, dated 17 th October 2022, 35440- RG-L-550 rev H prepared by Stantec	25 September 2025	The condition is discharged in accordance with the approved details for this phase of development.
Condition No. 27	Technical note - Shinfield Northern Pitches RM Approval V1, dated 7 th August 2025, 250807 R 794-ENV-GDE-22937 prepared by Tetra Tech	4 November 2025	The condition is discharged in accordance with the approved details for this phase of development.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 30	Environmental Management Plan, dated 27 th June 2025, 22/77-2D prepared by EPR	25 September 2025	The condition is discharged in accordance with the approved details for this phase of development.
Condition No. 31	Archaeological Evaluation, dated April 2025, JAC28463, prepared by Worcestershire Archaeology	25 September 2025	The condition is discharged in accordance with the approved details for this phase of development.
Condition No. 32	Drainage Statement, dated 22 nd July 2025, A243-R008C, prepared by Abley Letchford	25 September 2025	The condition is discharged in accordance with the approved details for this phase of development.
Condition No. 37	Drainage Statement, dated 22 nd July 2025, A243-R008C. prepared by Abley Letchford	25 September 2025	The condition is discharged in accordance with the approved details for this phase of development.
Condition No. 69	- Condition Survey of Land for Proposed Sports Pitches, dated 11th October 2023, S22-075 rev 03, prepared by White Horse Contractors - Sports Pitch Maintenance Guidelines, dated 28th July 2025, S22-075 rev 01, S22-075 rev 01 - Sports Field Construction Specification, dated 28th July 2025, S22-075 rev 04, prepared by White Horse Contractors - S22-075-001 rev C1 Pitch Layout Plan, received 25th September 2025, prepared by White Horse Contractors - S22-075-002 rev C1 Existing and Proposed Levels Plan,	25 September 2025	The condition is discharged in accordance with the approved details for this phase of development.

Condition	Plan Number/Report Details	Date Received	Comments
	received 25th September 2025, prepared by White Horse Contractors • S22-075-003 rev C1 Cross Sections Plan, received 25th September 2025, prepared by White Horse Contractors • S22-075-004 rev C1 Formation Level Isopachytes Plan, received 25th September 2025, prepared by White Horse Contractors • S22-075-002 rev C1 Drainage Design Plan, received 25th September 2025, prepared by White Horse Contractors		