

09 December 2025

Our Ref: 25009/SS

F.A.O Benjamin Hindle
Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Via Planning Portal (Ref: PP-14553037)

Dear Ben,

**SHINFIELD PARK, WHITLEY WOOD LANE, SHINFIELD, WOKINGHAM, RG2 9FW
SUBMISSION OF DETAILS PURSUANT TO CONDITION 20 OF PERMISSION REF: 250415**

We have been instructed by our client, Wrenbridge (FRELD Reading) LLP ('Wrenbridge') ('the Applicant') to submit details pursuant to Condition 20 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. This permission followed Prior Approval for demolition of existing buildings on the Site, granted on 19 February 2025 (Ref: 250277). Demolition works commenced under the Prior Approval and are now substantially complete.

Wrenbridge have recently procured a contractor for the main build phase and are therefore seeking to clear the relevant pre-commencement conditions on the permission to facilitate a formal start on site under the full permission. This includes Condition 20 (CEMP) to which this application relates.

Condition 20

Condition 20 requires a Construction Environmental Management Plan (CEMP) to be submitted to the Council for approval prior to any development taking place under the full permission. The Conditions stipulates items a) to s) which must be included within the CEMP.

Against the above context, we hereby submit a Construction Environmental Management Plan (CEMP), prepared by MCS Group for the Council's consideration. To assist the Council, the full wording of Condition 20 is set out under paragraph 1.2, with signposting to the relevant paragraphs within the document as to where the details addressing each requirement may be found (show in bold text, within brackets).

Submission

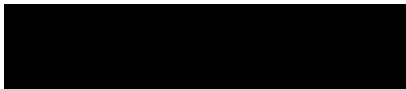
The following documents have been submitted via the Planning Portal (Ref: PP-14553037):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document); and
- Construction Environmental Management Plan (CEMP), prepared by MCS Group.

A payment of £298, 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