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Wokingham Borough Council
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Date: 27 August 2026

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Dear Sir / Madam,

On behalf of our client, M&G Real Estate (M&G) acting on behalf of Prudential Assurance Company Ltd ("the Client"), we are pleased to submit via the Planning Portal (ref. PP-15103459) an application seeking full planning permission for the removal of previously imported soils currently stored on part of the Site, including required enabling works, following by the restoration and reprofiling of the land to its original level (using indigenous material, placed elsewhere on the site only) and condition for future agricultural use, as originally intended.

The formal description of the proposed development is as follows:

Removal of previously imported soils (approximately 18,000m³) currently stored on part of the Site, including required enabling works and vegetation clearance, followed by the restoration and reprofiling of the land to its original level using only indigenous material placed elsewhere on the Site.

Accordingly, the planning application comprises the following documents and drawings in addition to this covering letter.

Document	Drawing Reference/ Prepared by
Application Form and Certificates	-
Community Infrastructure Levy (CIL) Form	-
Application Drawings	
Site Location Plan	30280066-AUK-XX-ZZ-DR-ZZ-0057-P002 Rev 2
Site Context Plan	30280066-AUK-XX-ZZ-DR-ZZ-0055-P001
Existing Site Plan	30280066-AUK-XX-ZZ-DR-ZZ-0079-P001 Rev 1
Proposed Site Plan	30280066-AUK-XX-ZZ-DR-ZZ-0080-P002 Rev 2
Interpolated Original Ground Elevation	30280066-AUK-XX-ZZ-DR-ZZ-0081-P001 Rev 2

Document	Drawing Reference/ Prepared by
Proposed Ground Elevation	30280066-AUK-XX-ZZ-DR-ZZ-0082-P002 Rev 2
Cross Section Plan	30280066-AUK-XX-ZZ-DR-ZZ-0083-P001 Rev 1
<i>Application Documents</i>	
Planning Statement	30280066-AUK-XX-ZZ-TR-ZZ-0102-P002 / Arcadis Consulting (UK) Ltd
Arboricultural Impact Assessment	30280066-AUK-XX-ZZ-TR-ZZ-0060-P001 / Arcadis Consulting (UK) Limited
Phase 1 Preliminary Risk Assessment Report (2 parts)	30250853-AUK-XX-ZZ-TR-ZZ-0004-P003 / Arcadis Consulting (UK) Limited
Preliminary Ecological Appraisal and Biodiversity Net Gain Report	30280066-AUK-XX-ZZ-TR-KK-0052-P002 / Arcadis Consulting (UK) Limited
Biodiversity Net Gain Metric	Arcadis Consulting (UK) Limited
Flood Risk Assessment	30280066-AUK-XX-ZZ-TR-ZZ-0054-P002 / Arcadis Consulting (UK) Limited
Cultural Heritage Desk-Based Assessment	30280066-AUK-XX-ZZ-TR-HI-0045-P002 / Arcadis Consulting (UK) Limited
Landscape and Visual Appraisal (3 parts)	30280066-AUK-XX-ZZ-TR-LV-0046-P002 / Arcadis Consulting (UK) Limited
Outline Construction Environmental Management Plan	30280066-AUK-XX-ZZ-TR-ZZ-0073-P002 / Arcadis Consulting (UK) Limited
Indigenous Material Sampling Report (2 parts)	30280066-AUK-XX-ZZ-TR-ZZ-0027-P004 / Arcadis Consulting (UK) Limited
Transport Statement	30280066-AUK-XX-ZZ-TR-ZZ-0076-P003 / Arcadis Consulting (UK) Limited
Outline Construction Logistics Plan	30280066-AUK-XX-ZZ-TR-ZZ-0084-P002 / Arcadis Consulting (UK) Limited

The planning application has been submitted via the Planning Portal (ref. PP-15103459).

We look forward to receiving acknowledgement of our submission in due course, and trust that the application can proceed to validation and determination swiftly. In the meantime, please do not hesitate to contact me.

Yours sincerely



Emily Johnson
On behalf of Arcadis Consulting (UK) Ltd

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