

23 January 2026

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-14647118)

Dear Ben,

**SHINFIELD PARK, WHITLEY WOOD LANE, SHINFIELD, WOKINGHAM, RG2 9FW
SUBMISSION OF DETAILS PURSUANT TO CONDITION 22 OF PERMISSION REF: 250415**

We have been instructed by our client, Wrenbridge (FRELD Reading) LLP ('Wrenbridge') ('the Applicant') to submit details pursuant to Condition 22 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 relevant conditions on the permission in order to facilitate delivery. This includes Condition 22 (Species Specific Enhancements) to which this application relates.

Condition 22

Condition 22 requires a detailed strategy for biodiversity enhancements to the Site, in line with the recommendations given in paragraphs 6.2.7 to 6.2.12 inclusive of the Ecological Assessment (Aspect Ecology, ref: 6856 EcoAp vf CK/BB/DS, February 2025), to be submitted to the Council for approval prior to the commencement of development above slab level.

Against the above context, we hereby submit a Biodiversity Enhancement Strategy (January 2026) for the Council's approval.

Submission

The following documents have been submitted via the Planning Portal (Ref: PP-14647118):

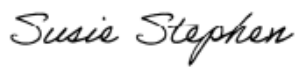
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- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document); and
- Biodiversity Enhancement Strategy (January 2026).

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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T: 07467 482 284

NWS Planning Limited