

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-14647182)

Dear Ben,

**SHINFIELD PARK, WHITLEY WOOD LANE, SHINFIELD, WOKINGHAM, RG2 9FW
SUBMISSION OF DETAILS PURSUANT TO CONDITION 25 OF PERMISSION REF: 250415**

We have been instructed by our client, Wrenbridge (FRELD Reading) LLP ('Wrenbridge') ('the Applicant') to submit details pursuant to Condition 25 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. This includes Condition 25 (Historic Building Record) to which this application relates.

Condition 25

Condition 25 requires a report detailing the historic building record carried out in accordance with the Written Scheme of Investigation (dated April 2025) to be submitted to the Council for approval no later than 6 months following commencement of development.

Against the above context, we hereby submit the Shinfield Park Historic Building Recording (HBR) (December 2025) for the Council's approval.

AS you're aware, the HBR was shared with the Council's Built Heritage Officer for comment prior to this submission who confirmed that the report met the requirements of the condition.

Submission

The following documents have been submitted via the Planning Portal (Ref: PP-14647182):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document); and
- Shinfield Park Historic Building Recoding (December 2025).

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