

19 February 2025

Project: 333101463/A3/SS/PN

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

VIA PLANNING PORTAL (REF: PP-13683163)

Dear Benjamin,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
SHINFIELD PARK, WHITLEY WOOD LANE, SHINFIELD, RG2 9FW
FULL PLANNING APPLICATION**

We have been instructed by our client Wrenbridge (FRELD Reading) LLP to submit a full planning application to Wokingham Borough Council (WBC), relating to Shinfield Park, Whitley Wood Way, Shinfield, RG2 9FW ('the Site') for the following description of development:

'Redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with associated servicing areas, parking, landscaping and other associated works (including demolition).'

Background

The Site extends to c.5.5ha and comprises an established, albeit dated and vacant, office complex located on the southern outskirts of Reading, north of the M4 motorway and accessed off Lower Early Way. The Site was originally developed in the late 1970s/early 1980s to accommodate the civic function of Berkshire County Council and in performing this role, was formally known as Shire Hall.

The Site has been acquired by the Applicant with the objective of redeveloping the existing building and associated structures and to replace it with a range of high-quality, modern flexible and sustainable employment units in order to bring the Site back into meaningful and positive economic use.

As set out in more detail within the Planning Statement (February 2024) submitted as part of the application, the Site is located within the defined Development Limits and within a Major Development Location. As an existing employment site, the Council's Development Plan policy supports its redevelopment for employment use and in this case, the proposed development will contribute towards delivering additional industrial floorspace for which there is a demonstrable need.

The Proposed Development is considered to align with local Development Plan policy and the overarching objectives of the NPPF (2024) in seeking to deliver sustainable development. A suite of technical assessments accompany the planning application, which demonstrate how due consideration has been given to the site

conditions and surrounding context in developing the detailed design and layout. The proposals have also been developed and informed by a positive dialogue with Officers at WBC.

The Submission

The planning application is supported by the following information which has been submitted via Planning Portal (Ref: PP-13683163):

- Application Form and Certificates, duly completed by Stantec;
- Covering Letter (dated 19 February 2025), prepared by Stantec (this document);
- CIL Additional Information Form, duly completed by Stantec;
- Application Drawings, prepared by Chetwoods;
- Landscape Drawings, prepared by Stantec;
- Design and Access Statement (February 2025), prepared by Chetwoods;
- Planning Statement (February 2025), prepared by Stantec;
- Arboricultural Impact Assessment (February 2025), prepared by Aspect;
- Ecological Appraisal (February 2025), prepared by Aspect;
- Biodiversity Net Gain Report and Metric (February 2025), prepared by Aspect;
- Flood Risk Assessment (February 2025), prepared by Burrows Graham;
- Groundwater Review (February 2025), prepared by TRC;
- Transport Statement (February 2025), prepared by Iceni;
- Framework Travel Plan (February 2025), prepared by Iceni;
- Framework Delivery and Servicing Management Plan (February 2025), prepared by Iceni;
- Landscape and Visual Impact Assessment (February 2025), prepared by Stantec;
- Historic Environment Desk-based Assessment (February 2025), prepared by Stantec;
- Noise Impact Assessment (February 2025), prepared by Stantec;
- Air Quality Assessment (February 2025), prepared by Stantec;
- External Lighting Strategy (February 2025), prepared by MBA;
- Energy and Sustainability Strategy (February 2025), prepared by MBA;
- BREEAM Pre-Assessment (February 2025), prepared by MBA;
- Utilities Strategy (February 2025), prepared by MBA;
- Desk-based Geoenvironmental and Geotechnical Assessment (Tier 1) (July 2024), prepared by TRC;
- Desk-based Geoenvironmental and Geotechnical Assessment (Tier 2) (July 2024), prepared by TRC;
- Framework Construction Environment Management Plan (CEMP) (February 2025), prepared by KAM;
- Economic Benefits Statement (February 2025), prepared by Stantec;

- Statement of Community Involvement (February 2025), prepared by Stantec; and
- Fire Strategy Report (February 2025), prepared by Jensen Hughes.

Read together the above documents provide a comprehensive assessment and robust justification for the Proposed Development. A full schedule of submission drawings is provided within Appendix 1 of the Planning Statement.

A payment of £74,204, 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 Planning Portal.

A separate formal request for an EIA Screening Opinion was submitted to the Council on 05 February 2025. This concluded that the proposals are not considered to constitute EIA development.

We trust the information provided is sufficient and look forward to receiving confirmation that the application has been registered and validated. In the meantime, should you require any additional information, please do not hesitate to contact myself or Paul Newton at this office.

Yours sincerely,



STANTEC UK LIMITED

Susie Stephen
Planning Associate Director
Phone: +44 20744666802
susie.stephen@stantec.com