

27 January 2025

Project: 333101463/A3/SS/PN

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

VIA PLANNING PORTAL (REF: PP-13716574)

Dear Chris,

**SHINFIELD PARK, WHITLEY WOOD LANE, SHINFIELD, RG2 9FW
APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED DEMOLITION
SCHEDULE 2, PART 11, CLASS B, TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 2015 (AS AMENDED)**

We have been instructed by our client Wrenbridge (FRELD Reading) LLP to submit an application for prior notification of proposed demolition of existing buildings at Shinfield Park, Whitley Wood Way, Shinfield, RG2 9FW ('the Site') in order to prepare the Site for future redevelopment.

In addition to this Covering Letter, which includes a written description of the Proposed Development, the application is supported by the following documents:

- Application Form (duly completed);
- Site Location Plan;
- Structural Demolition Specification, prepared by Burrows Graham;
- Demolition Plan of Works, prepared by Collins;
- Tree Protection Plan (Demolition), prepared by Aspect; and
- Confirmation that a Site Notice has been erected.

Site and Surrounding

The Site extends to 5.5ha and comprises an existing geometric shaped office building extending up to 4-storeys plus two basement levels, alongside a series of out-buildings and 2No longstanding vacant dwellings. The Site also contains internal access roads, surface level car parking and there are a number of existing, established trees.

The Site sits to the north of and is accessed off the B3270 via Whitley Wood Lane. Mature woodland (including areas of ancient woodland) surrounds the Site to the west, south and north, with residential neighbourhoods further east, north and west. The M4 motorway runs south of the Site. Shinfield Studios, a new development of 18No. sounds stages and associated workspace is located c. 700m to the east of the Site (south of the M4).

A Public Right of Way ('PROW') runs through the northern part of the Site, connecting Greenwich Road to Railton Close.

The Site is not located within a Conservation Area nor does it contain any locally or statutory listed buildings. No trees within the Site are subject to a Tree Preservation Order (TPO).

The Site has most recently been used as offices occupied by Wood Group prior to their relocation to Green Park in August 2024. The Site is currently vacant and subject to redevelopment proposals to deliver an employment / industrial scheme with a planning application due to be submitted in early Spring 2025.

Eligibility under Schedule 2, Part 11, Class B

In order to be eligible for demolition under Part 11 Schedule 2 of the GDPO, the works must not fall within the definition of 'Excluded Demolition', as defined at Paragraphs B.1 and B2. The most relevant aspect of this is the exclusion of any land which is the subject of a planning permission. There are no existing planning permissions for the redevelopment of the Site at the time of writing and as such the proposed demolition is not 'excluded'.

Reasons for Demolition

There are public safety concerns presented by the Site whilst vacant, pending progress with the redevelopment application. As such, establishing the potential to progress advanced demolition of the existing buildings is considered to be an appropriate course of action.

Proposed Development

The Applicant is seeking to demolish the existing main building structure; 2No bungalows; and ancillary buildings on site as shown on the Site Location Plan (Drawing Ref: 8704 CA ZZ 00 DR A 00050 Rev P1).

The scope of works for demolition is set out within the submitted Demolition Plan of Works and summarised below:

- Demolish the existing main building structure down to basement level, including basement walls; 2No bungalows down to ground level; and ancillary buildings on site down to ground level.
- All demolition material to be crushed and laid at base of the basement to form a level platform for future development works
- Temporary support and/or stone berms to be provided around the former basement perimeter to support surrounding ground levels
- Temporary Land drainage to be provided at base of basement to collect ponding water
- All redundant drainage and services located below the former building structures to be made safe and disconnected/removed back to the perimeter of the demolition works.
- Provide tree protection around trees in close proximity to the works

The dates specified in the application form, state that the work is currently proposed to commence w/c 10 March 2025, with completion anticipated by w/c 28 July 2025.

As detailed within the Demolition Plan of Works, the demolition of the buildings will be completed by a professional contractor, who will oversee all the works to ensure they align with and mitigate any disturbance to the local residents, the highway network and ensure the safeguarding of trees to be retained on site.

All demolition material will be retained on site, crushed and laid to base within the basement in order to form a level platform for future development works.

Management of Highway Impacts

The Demolition Plan of Works confirms that the demolition will not affect the safety or function of the surrounding highway network, nor will it obstruct the Public Right of Way which crosses the northern part of the Site.

Management of Arboricultural Impacts

As detailed within the Tree Protection Plan (Demolition) the demolition works will include the removal of trees T3, G2, G7 and G9, none of which are subject to a TPO. In addition, T65 is proposed to be pruned to provide c.2m clearance to the existing building. All other trees within the Site are to be retained during the demolition process and will be protected in accordance with the Tree Protection Plan and Demolition Scope of Works.

Notice of Intended Demolition

In accordance with the legislation, a Site Notice has been erected on and around the site in accordance with Condition B.2(b). The notice will be erected shortly after the submission date and will be displayed for not less than 21 days. Evidence of this can be provided in due course. Once the demolition works are completed, the demolition areas will be levelled with the existing hardstanding, until further development comes forward.

Summary and Conclusions

The submitted documentation demonstrates compliance with all relevant aspects of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

A payment of £120, 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 (Ref: PP-13716574).

We trust that the Council has sufficient information to register and determine the enclosed Prior Notification of Demolition application and look forward to receiving written confirmation of this shortly. In the meantime, should you require any additional information, please do not hesitate to contact me or my colleague Paul Newton at this office.

Yours sincerely,



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