

27th August 2026

Our ref: 333103171/A3/KH/NP

Wokingham Borough Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN

VIA PLANNING PORTAL: REFERENCE PP-15112969

Dear Sir/Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 6 AND 7 IN
RELATION TO THE WHITEKNIGHTS CAMPUS BOUNDARY FENCE (PRE-COMMENCEMENT AND
PRE-CONSTRUCTION CONDITIONS)**

We are pleased to submit an application, on behalf of the University of Reading, for the approval of details reserved by conditions in relation to the planning permission for the Whiteknights Campus Boundary Fence (ref: 261098) approved on the 1st July 2026.

The description of development for planning permission reference: 261098 is as follows:

**Full application for the removal and replacement of existing boundary
fencing and gates to Whiteknights Campus.**

We are seeking the Council's approval to discharge the following conditions:

- *Condition 6: Securing on-site ecological expertise during construction [pre-commencement]*
- *Condition 7: Species Compensation and Enhancement Condition [pre-construction]*

The details below include the conditions as worded on the decision notice and the material submitted to assist in their approval.

Condition 6:

"No development shall commence until details of the role, responsibilities and activities to be undertaken by an appropriately qualified Ecological Clerk of Works (ECoW) have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the Ecological Clerk of Works shall be appointed and shall oversee relevant activities in accordance with the approved details and the recommendations set out in the Ecological Impact Assessment (Nicholas Pearson Associates, Revision P02, dated 1 May 2026). The development shall be carried out in accordance with the approved details and recommendations.

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Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan

Information submitted for approval of details reserved by condition 6:

Document	Document reference	Author
Technical Note – Ecological Planning Conditions	30303 NPA WK XX RP Y 0017 Whiteknights Boundary Fence Ecology Conditions – WBC	NPA
Arboricultural Site Record	Rev 1-Pre-Com-UOR-Boundary Fence-Path-25.06.2026	Chalice Consulting

Condition 7:

Prior to construction, a scheme for biodiversity compensation and enhancement, including 5 bird boxes, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;*
- b) Materials and construction to ensure long lifespan of the feature/measure*
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken. d) When the features or measures will be installed within the construction, occupation, or phase of the development*

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan

Information submitted for approval of details reserved by condition 7:

Document	Document reference	Author
Technical Note – Ecological Planning Conditions	30303 NPA WK XX RP Y 0017 Whiteknights Boundary Fence Ecology Conditions – WBC	NPA

Summary:

We are submitting this application to gain approval of details reserved by conditions 6 and 7 pursuant to planning permission reference 261098. We consider the information enclosed in this application to be relevant and compliant with the requirements set out by the respective planning condition.

We trust that the submission is in order and that the application can be validated promptly. However, should you have any queries in relation to any of the enclosed, please do not hesitate to contact the writer on 0118 943 0000 or by email – kiran.henry@stantec.com.

Yours faithfully,



Kiran Henry
Graduate Planner

Stantec UK Limited

Encls.