

16 December 2025

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-14570314)**

Dear Ben,

**SHINFIELD PARK, WHITLEY WOOD LANE, SHINFIELD, WOKINGHAM, RG2 9FW  
SUBMISSION OF DETAILS PURSUANT TO CONDITION 19 AND BIODIVERSITY GAIN CONDITION OF  
PERMISSION REF: 250415**

We have been instructed by our client, Wrenbridge (FRELD Reading) LLP ('Wrenbridge') ('the Applicant') to submit details pursuant to Condition 19 of Planning Permission Ref: 250415 which relates to development at Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW ('the Site').

In parallel with the above, we are also seeking approval for the Biodiversity Gain Plan pursuant to the Biodiversity Gain Condition as detailed under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.

**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 the relevant pre-commencement conditions on the permission to facilitate a formal start on site under the full permission. This includes Condition 19 (HMMP) and the Biodiversity Gain condition to which this application relates.

**Condition 19**

Condition 19 requires a Habitat Management and Monitoring Plan (HMMP) to be submitted to the Council for approval prior to any development taking place under the full permission. The Condition stipulates items a) to l) which must be included within the HMMP.

Against the above context, we hereby submit a Habitat Management and Monitoring Plan (HMMP) (December 2025), prepared by Aspect Ecology for the Council's consideration.

Biodiversity Gain Condition

The Biodiversity Gain Condition is set out within legislation and requires the submission of a Biodiversity Gain Plan to the Council for approval prior to the commencement of development. The details to be included within a Biodiversity Gain Plan are set out under paragraph 14 of Schedule 7A of the Town and Country Planning Act 1990. In accordance with the statutory requirements, we hereby submit a Biodiversity Gain Plan (December 2025), prepared by Aspect Ecology for the Council's consideration.

**Submission**

The following documents have been submitted via the Planning Portal (Ref: PP-14570314):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document);
- Habitat Management and Monitoring Plan (HMMP) (December 2025), prepared by Aspect Ecology; and
- Biodiversity Gain Plan (December 2025), prepared by Aspect Ecology.

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**