

21 April 2026

Our Ref: 25009/SS

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

Via Planning Portal (Ref: PP-14874999)

Dear Baldeep,

**SHINFIELD PARK, WHITLEY WOOD LANE, SHINFIELD, WOKINGHAM, RG2 9FW
SUBMISSION OF DETAILS PURSUANT TO CONDITIONS 6 AND 16 OF PERMISSION REF: 250415**

We have been instructed by our client, Wrenbridge (FRELD Reading) LLP ('Wrenbridge') ('the Applicant') to submit details pursuant to Conditions 6 and 16 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. Following the discharge of all pre-commencement conditions and s106 obligations, works on site formally commenced on 09 March 2026.

This application seeks approval for details pursuant to Condition 6 which relates to the proposed gabion wall forward of Unit 1. The proposed gabion wall sits forward of the southern, and a section of the eastern elevations of Unit 1. It also provides a feature element around the south-eastern corner of the unit which addresses the main site access.

As part of the detailed design process, there has been some adjustment to the design of the retaining wall around the south-eastern corner and the side return along the east elevation. The original design intent was to deliver a raised planting bed on the corner, essentially positioned between two retaining structures with flint cladding. This arrangement is illustrated on the Detailed Landscape Section Linear Park Sheet 2 (Drawing Ref: RG-LD-304 Rev T5) approved under Ref: 260212.

The revised approach seeks to install a single gabion wall with flint cladding at the lower level, supporting a steeped earth bank which will accommodate the previously approved tree and ornamental planting alongside additional hedgerow planting towards the top of the bank. In adopting a more landscaped-led approach to the corner, the revised design is considered to soften the overall impact of the retaining structures on what is a reasonably visible part of the Site. As the gabion wall extends north, forward of the eastern elevation, very minor additional adjustments to the layout have been made to accommodate the increased depth of the retaining structure.

This application therefore seeks approval of details of the proposed gabion wall as required by Condition 6. In addition, the approved landscape drawings which are affected by the changes to the design of the gabion wall have been amended and are submitted for approval under Condition 16.

Condition 6

Condition 6 requires engineering plans to include sections, levels and full details of the proposed gabion wall forward of Unit 1. Accordingly, the following details are hereby submitted for approval:

- C26-451 Retaining Walls Plan View, prepared by DGS
- C26-451 Retaining Wall 9 Long Section 01, prepared by DGS
- C26-451 Retaining Wall 9 Long Section 02, prepared by DGS
- C26-451 Retaining Wall 9 Cross Sections, prepared by DGS
- C26-451 Retaining Wall 10 Long Section, prepared by DGS
- C26-451 Retaining Wall 10 Cross Sections, prepared by DGS
- Detailed Landscape Sections - Linear Park Sheet 2 of 2 (Drawing Ref: RG-LD-304 Rev T6), prepared by Stantec.

Condition 16

As noted above, full details pursuant to Condition 16 have previously been approved under Ref: 260212. This application seeks to amend the following plans which have previously been approved, in order to update the details around the gabion wall forward of Unit 1.

Against the above context, we hereby submit the following details for approval:

Table 1: Submission Documentation

Drawing Title	Plan Reference	Approved Revision	Amended Revision
Overall Landscape Reference Plan	RG-LD-100	T10	T13
Hard Landscape GA Sheet 7 of 12	RG-LD-207	T4	T5
Hard Landscape GA Sheet 10 of 12	RG-LD-210	T4	T6
Detailed Landscape Sections Linear Park Sheet 2	RG-LD-304	T5	T6
Detailed Planting Schedule	RG-LD-400	T4	T5
Detailed Planting Plan Sheet 3 of 4	RG-LD-403	T2	T4
Detailed Planting Plan Sheet 4 of 4	RG-LD-404	T2	T4
Detailed Planting Areas	RG-LD-405	T2	T4

Submission

The following documents have been submitted via the Planning Portal (Ref: PP-14874999):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document);
- C26-451 Retaining Walls Plan View, prepared by DGS;
- C26-451 Retaining Wall 9 Long Section 01, prepared by DGS;

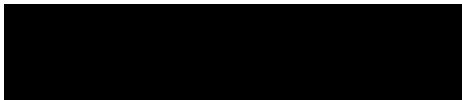
21 April 2026

- C26-451 Retaining Wall 9 Long Section 02, prepared by DGS;
- C26-451 Retaining Wall 9 Cross Sections, prepared by DGS;
- C26-451 Retaining Wall 10 Long Section, prepared by DGS;
- C26-451 Retaining Wall 10 Cross Sections, prepared by DGS; and
- Amended Landscape Drawings (as listed in Table 1 above), prepared by Stantec.

A payment of £309, 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

E: susie.stephen@nwsplanning.co.uk
T: 07467 482 284

NWS Planning Limited