Our Ref: 3285/AM/LT20261005

6th October 2026
Wokingham Borough Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1BN

MRPP
MARTIN ROBESON
PLANNING PRACTICE

Town Planning Consultants
Development Advocacy

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Via Planning Portal

Dear Sir/Madam,

Car Park Improvement Works, Tesco Superstore, 78-80 Finchampstead Road, Wokingham, RG40 2NS

On behalf of our client, Tesco Property Holdings Limited, in support of the above planning application, which we submit for your consideration.

This application is consequential to the improvements to the local highway network through the provision of the South Wokingham Distributor Road.

The proposed total of 293 spaces has been assessed by reference to spaces serving the store only. Details of which have been set out in the Supporting Planning, Highways and Design and Access Statement submitted with this application.

The application is submitted via the Planning Portal (PP-15264734) along with the following:

- Supporting Planning, Highways and Design and Access Statement (MRPP/TPA, October 2026)
- Arboricultural Assessment (Aspect Arboriculture Ltd, September 2026, ref. 13001.AIA.001)
- Proposed Site Plan (ref. 01_3411_01)
- Existing Site Plan (ref. 3411pg##.dwg)
- Completed Planning Application Form
- Completed CIL Form (NB there is no new retail floorspace proposed so no contribution required).

The statutory planning application fee of £408 required for this submission has been paid.

We look forward to receiving confirmation that the application has been validated.

Should you have any queries concerning this application, please do not hesitate to contact us further.

Yours sincerely,



Martin Robeson
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