

27 January 2026

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-14653150)

Dear Ben,

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

We have been instructed by our client, Wrenbridge (FRELD Reading) LLP ('Wrenbridge') ('the Applicant') to submit details pursuant to Condition 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. 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 discharge relevant conditions on the permission to facilitate works on site. This includes Condition 16 (Landscape Details) to which this application relates.

Condition 16

Condition 16 is split into three parts. This application seeks to expressly discharge parts i) and ii). Part iii) requires compliance only.

Part i) requires full details of both hard and soft landscape works to be submitted to the Council for approval prior to the commencement of development (excluding demolition and groundworks) and lists the following requirements under items a) to l):

- a) Scheme drawings;
- b) Proposed levels and contours;

- c) Hard landscape details/method of installation such as fencing, retaining walls, steps, railings, street furniture etc including detailed landscape drawings installation of hard landscape features including construction in tree root protection areas (as identified within the Arboricultural Impact Assessment dated February 2025 (Ref: 12218_AIA.001)
- d) Detailed design of SuDS features such as Rain Gardens and other SuDs features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape allowing them to fulfil amenity, ecological and drainage functions;
- e) Soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- f) A Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths and retaining walls;
- g) Details of the street tree planting pits in combination with the roadside swales/raingardens, and tree planting in soft ground demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;
- h) Hard landscaping materials including samples;
- i) Minor artefacts and structures (e.g. street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation;
- j) Specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;
- k) All boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability; and
- l) Measures required for ecological mitigation and biodiversity net gain.

Part ii) requires details of quality control measures, including supervision of landscape contracts by a suitably qualified landscape specialist and annual landscape audits for the five year period from completion of the landscape works.

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

Table 1: Submission Documentation

Drawing / Document Title	Reference / Date	Condition Item
Overall Landscape Reference Plan	RG-LD-100 Rev T10	Part i: a) & l)
Soil Volume Plan	RG-LD-101 Rev T6	Part i: a) & g)
Overall Landscape Plan — Site Levels Overlay	RG-LD-101 Rev T1	Part i: a) & b)
Landscape Materials Key	RG-LD-200 Rev T7	Part i: a), c), h), i) & k)
Hard Landscape GA Sheet 1 of 12	RG-LD-201 Rev T4	Part i: a), c), h), i) & k)
Hard Landscape GA Sheet 2 of 12	RG-LD-202 Rev T4	Part i: a), c), h), i) & k)
Hard Landscape GA Sheet 3 of 12	RG-LD-203 Rev T5	Part i: a), c), h), i) & k)
Hard Landscape GA Sheet 4 of 12	RG-LD-204 Rev T5	Part i: a), c), h), i) & k)
Hard Landscape GA Sheet 5 of 12	RG-LD-205 Rev T5	Part i: a), c), h), i) & k)

Drawing / Document Title	Reference / Date	Condition Item
Hard Landscape GA Sheet 6 of 12	RG-LD-206 Rev T5	Part i: a), c), h), i) & k)
Hard Landscape GA Sheet 7 of 12	RG-LD-207 Rev T4	Part i: a), c), h), i) & k)
Hard Landscape GA Sheet 8 of 12	RG-LD-208 Rev T6	Part i: a), c), h), i) & k)
Hard Landscape GA Sheet 9 of 12	RG-LD-209 Rev T4	Part i: a), c), h), i) & k)
Hard Landscape GA Sheet 10 of 12	RG-LD-210 Rev T4	Part i: a), c), h), i) & k)
Hard Landscape GA Sheet 11 of 12	RG-LD-211 Rev T4	Part i: a), c), h), i) & k)
Hard Landscape GA Sheet 12 of 12	RG-LD-212 Rev T4	Part i: a), c), h), i) & k)
Typical Details Soft Landscape	RG-LD-300 Rev T1	Part i: a), j) & g)
Typical Paving Details	RG-LD-301 Rev T3	Part i: a) & h)
Typical Furniture Details	RG-LD-302 Rev T1	Part i: a), c) & i)
Detailed Landscape Sections Linear Park Sheet 1 of 2	RG-LD-303 Rev T4	Part i: a) & b)
Detailed Landscape Sections Linear Park Sheet 1 of 2	RG-LD-304 Rev T5	Part i: a) & b)
Detailed Landscape Sections Access Road	RG-LD-305 Rev T4	Part i: a) & b)
Detailed Landscape Sections Employee Amenity Area and PRoW	RG-LD-306 Rev T5	Part i: a) & b)
Detailed Landscape Sections Rain Garden	RG-LD-307 Rev T3	Part i: a), b) & d)
Detailed Planting Schedule	RG-LD-400 Rev T4	Part i: a) & e)
Detailed Planting Plan Sheet 1 of 4	RG-LD-401 Rev T3	Part i: a) & e)
Detailed Planting Plan Sheet 2 of 4	RG-LD-402 Rev T3	Part i: a) & e)
Detailed Planting Plan Sheet 3 of 4	RG-LD-403 Rev T2	Part i: a) & e)
Detailed Planting Plan Sheet 4 of 4	RG-LD-404 Rev T2	Part i: a) & e)
Detailed Planting Areas	RG-LD-405 Rev T2	Part i: a) & e)
Detailed Tree Plan Sheet 1 of 4	RG-LD-410 Rev T2	Part i: a) & e)
Detailed Tree Plan Sheet 2 of 4	RG-LD-411 Rev T2	Part i: a) & e)
Detailed Tree Plan Sheet 3 of 4	RG-LD-412 Rev T2	Part i: a) & e)
Detailed Tree Plan Sheet 4 of 4	RG-LD-413 Rev T2	Part i: a) & e)
NBS Landscape Specification	January 2026	Part i: c), f) & i)
Landscape Management Plan	January 2026	Part ii

Submission

The following documents have been submitted via the Planning Portal (Ref: PP-14653150):

27 January 2026

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document);
- Detailed Landscape Drawings (as listed in Table 1 above), prepared by Stantec;
- NBS Landscape Specification (January 2026), prepared by Stantec; and
- Landscape Management Plan (January 2026), prepared by Stantec.

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