

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-14655772)

Dear Ben,

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

We have been instructed by our client, Wrenbridge (FRELD Reading) LLP ('Wrenbridge') ('the Applicant') to submit details pursuant to Condition 9 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 9 (Public Right of Way) to which this application relates.

Condition 9

Condition 9 requires a scheme of improvements to the Public Right of Way (PRoW) SHIN10, as indicatively shown on drawing no. 333101463-RG-LD-91 Rev B, to be submitted for approval. Against this context, a PRoW Improvements Plan (Drawing Ref: RD-LD-103 Rev T1) has been prepared which details the proposed improvement works to the increase the width and improve the surface of the path employing a no-dig cell web system with buff hoggin. The proposed improvement works have been sensitively designed having regard to the proximity of existing trees along the PRoW which are to be retained.

Submission

The following documents have been submitted via the Planning Portal (Ref: PP-14655772):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document); and
- PRoW Improvements Plan (Drawing Ref: RD-LD-103 Rev T1)

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