

26th August 2025

Our Ref: 333135440/A3/CD

Planning and Compliance Officer,
Development Management,
Wokingham Borough Council,
PO Box 157,
Shute End,
WOKINGHAM.
RG40 1WR

BY PLANNING PORTAL: PP-14239219

Dear Sir/Madam,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 11, 17, 18, 19, 20, 22, 27, 30, 31, 32, 37, 69 (PRE-COMMENCEMENT CONDITIONS) IN RELATION TO THE NORTHERN PITCHES (VAR/2014/0624)– SHINFIELD

We are pleased to submit an application, on behalf of University of Reading, for the approval of details reserved by condition in relation VAR/2014/0624 planning permission approved 8th November, 2012. Description of development for permission is as follows:

Application to carry out the development as described and permitted under planning permission O/2010/1432; for residential development of up to 1,200 dwellings, 150 units of specialist housing (including sheltered housing) for elderly persons, a local centre to include a foodstore (2,500 sq. m) and other retail and leisure uses, a community building; the proposed extension of existing primary schools, the erection of a new primary school, public open space, sports pavilion and suitable alternative natural greenspace (SANG) and access and landscaping, at Land West of Shinfield, West of Hyde Road and Hollow Lane and South of Church Lane, Shinfield, without complying with Condition 48 to that permission.

We are seeking the approval of the following conditions: (for the part of the site that relates to reserved matters 223287)

- Condition 11: CEMP
- Condition 17: Hard and Soft Landscape Proposals
- Condition 18: Soft Landscaping Details
- Condition 19: Hard and Soft Works
- Condition 20: Landscape Management Plan
- Condition 22: Planting Details
- Condition 27: contamination
- Condition 30: Environmental Management Plan
- Condition 31: Archaeology
- Condition 32: Surface Water Drainage Scheme
- Condition 37: Drainage Strategy
- Condition 69: Layout Phasing and Specification for Outdoor Sports

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The Application Documentation

These Conditions, as set out in the Decision Notice, read as follows:

Condition 11: “Before each phase of the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) in respect of that phase shall be submitted to and approved in writing by the local planning authority. Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved CEMP. Each phase CEMP shall include the following matters:

- i) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) piling techniques;
- iv) storage of plant and materials;
- v) programme of works (including measures for traffic management and operating hours);
- vi) provision of boundary hoarding and lighting, including hoarding to adjacent housing/gardens along the eastern boundary of the site. During construction the 2 areas of retained woodland will be screened using impermeable material of at least 2.4m in height in a neutral or dark colour;
- vii) protection of important trees, hedgerows and other natural features;
- viii) details of proposed means of dust suppression and noise mitigation;
- ix) details of measures to prevent mud from vehicles leaving the site during construction;
- x) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xi) lighting on site during construction;
- xii) measures to ensure no on-site fires during construction;
- xiii) monitoring and review of the CEMP;
- xiv) implementation of the CEMP through an environmental management system;
- xv) details of the temporary surface water management measures to be provided during the construction phase;
- xvi) details of the excavation of materials and the subsurface construction methodology;
- xvii) details of the haul routes to be used to access the development; and
- xviii) appointment of a Construction Liaison Officer.”

Information submitted to discharge Condition 11 CEMP, prepared by Abley Letchford, dated 28th July 2025 reference: A243-R014.

Condition 17: “The development of each phase hereby permitted shall not commence until full details of both hard and soft landscape proposals for that phase have been submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed site levels or contours, means of enclosure, pedestrian and cycle access and circulation areas, hard surfacing materials, water features and minor artefacts and structure (e.g. furniture, boardwalks, signs, street lighting, external services, etc).”

Condition 18: “Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.”

Condition 19: “All hard and soft landscape works shall be carried out in accordance with the approved details. The details will include the phasing of planting, soft and hard works within each part of that development, so as to ensure that works related to each development area are completed in conjunction

with that area. The works shall be carried out in accordance with a programme submitted to and agreed in writing with the local planning authority."

Condition 20: "A landscape management plan for each phase of the development, including a programme for implementation, long term design objectives, long term management responsibilities, proposals for structural planting, green space linkages, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority prior to the development of each phase. The landscape management plan shall be carried out as approved."

Information to discharge Condition 20:

- Sports Pavilion Landscape Management Plan, prepared by Stantec, dated August 2023, reference- 35440/A5/LMP rev C

Condition 22: "The plans and particulars submitted in accordance with condition 17 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting."

Information submitted to discharge Conditions 17-19 and 22:

- Shinfield Northern Pitches Overall Landscape GA Plan, prepared by Stantec, reference 35440-RG-L-550 rev H (Key shows the hard and soft specifications)

Condition 27 - Prior to the commencement of development within each phase (or such other date or stage in development as may be agreed in writing by the local planning authority), the following components of a scheme to deal with the risks associated with contamination of that phase shall be submitted to and approved in writing by the local planning authority:

Information to discharge condition 27:

- Technical note prepared by Tetratech/RPS, reference: 250807 R 794-ENV-GDE-22937 Shinfield Northern Pitches RM Approval V1 R0ated 7th August 205.

Condition 30: No development shall commence within each phase of the development until an Environmental Management Plan (EMP) for that phase has been submitted to and approved in writing by the local planning authority. The EMP shall be implemented as agreed. The EMP shall include:

- (a) a plan showing areas of existing and proposed habitats and proposed phasing of development; and
- (b) guidance for habitat creation, enhancement or restoration including a description and evaluation of proposals including:
 - (i) details of the method of translocation of seed beds from School Green Gravel Pits to Strategic Green Space
 - (ii) the provision of house sparrow boxes and starling bricks shall be provided along the western edge of the built development (required in phase 3);
 - (iii) details of the 3 Schwegler bat boxes per roost lost (3 per roost) to be provided on mature trees at High Copse (required in phase 2);
 - (iv) details of the 10 proposed houses on the western edge of the built development, including the location of those houses and phasing, and the mitigation for protected species (to include mitigation such as bat tiles, wooden soffits and access points and suitable non-tyvac clad, pitched loft spaces), (required in phase 3);
 - (v) details of measures to ensure no adverse impact on ancient woodland; and

(c) Details of maintenance and management (including who is responsible) for each habitat from the point of first occupation of each phase of development. The date of first occupation for each phase shall be notified to the local planning authority in writing.

Information submitted to discharge Condition 30:

- Environmental Management Plan, prepared by EPR, dated June 2025, reference: 22/77-2D

Condition 31: Prior to the submission of each of the first reserved matters application for each phase of the development, the applicant, or their agents or successors in title, will secure and implement a programme of archaeological evaluation work in accordance with a written scheme of investigation for that phase of development which has been submitted to and approved in writing by the local planning authority. The results of that evaluation will be used to inform the reserved matters application for that phase, which should provide for the in-situ preservation of any archaeological remains of national or regional importance should they occur on the site and the archaeological investigation, recording and analysis of remains of lesser importance.

Information submitted to discharge Condition 31:

- Archaeological evaluation, prepared by Worcestershire Archaeology, reference JAC28463

Condition 32: “Development shall not begin within each phase until a surface water drainage scheme for that phase (including measures for petrochemical interceptors), based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.”

Condition 37: “Development of each phase shall not commence until a drainage strategy detailing any on and/or off-site drainage works, has been submitted to and approved in writing by the local planning authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.”

Information to discharge condition 32 and 37:

- Drainage Statement, prepared by Abley Letchford, dated 22nd July 2025, reference: A243-R008C

Condition 69: “Prior to the commencement of development within each relevant phase, details of the layout phasing and specification for outdoor sports, including playing fields and associated pavilion layout and parking area serving that phase (in accordance with the approved Interim Stage Phasing Master Plan and Open Space Provision Programme required by condition 2) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.”

Information to discharge condition 69:

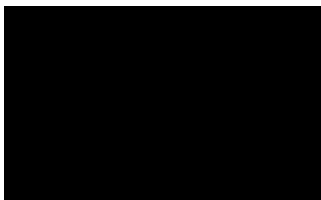
- Condition Survey of Land for Proposed Sports Pitches, prepared by White Horse Contractors, dated: 11th October 2023, reference: S22-075 rev 03
- Sports Pitch Maintenance Guidelines, prepared by White Horse Contractors, dated:
 - 28th July 2025, reference: S22-075 rev 01
- Sports Field Construction Specification prepared by White Horse Contractors, dated:
 - 28th July 2025, reference: S22-075 rev 04
- Pitch Layout plan, prepared by White Horse Contractors, reference: S22-075-001 rev C1
- Existing and proposed levels plan, prepared by White Horse Contractors, reference: S22-075-002 rev C1

- Cross Sections plan, prepared by White Horse Contractors, reference: S22-075-003 rev C1
- Formation Level Isopachytes plan, prepared by White Contractors, reference: S22-075-004 rev C1
- Drainage Design plan, prepared by White Contractors, reference: S22-075-002 rev C1

In summary, we are submitting this application to discharge the pre-commencement conditions (11,17,18,19, 20, 22, 27, 30, 31, 32, 37, 69) in relation to the Northern Pitches (ref: 221439) except in relation to conditions 27, 30 and 31, for which the material also applies to the pavilion area (ref: 223287).

We trust that the submission is in order and that the application can be validated promptly. However, should you have any queries in relation to any of the enclosed, please do not hesitate to contact the writer.

Yours Faithfully,



CAITLIN DALY
Planner
Stantec UK Limited

Encls: