

APPENDIX 1 – STATUTORY CONSULTATION RESPONSES AND PROPOSED AMENDMENTS TABLE

242279 – Land East of Easthampstead Road, Wokingham

Consultee	Date of Response	Summary of Comments	Response
WBC Trees and Landscape	24.07.2025	Requests updates to the LVIA and provision of robust landscape strategy for the site. Consideration of site-specific mitigation measures and amendments to the layout to reflect need for sufficient buffers, consideration of trees, integration of SuDs and green infrastructure.	Revised LVIA provided alongside updated ES Chapter which reconsiders the baseline and provides enhanced mitigation measures. Detailed landscape masterplan and GI Budget Plan providing clearer information of provision including enhanced boundary planting and buffers, recreational linkages, tree lined streets and integrated SuDs basins. Revisions to the layout have been made to move development further north providing increased separation from Pearces Farm buildings. Drainage basins have been redesigned to allow better landscape integration. Further tree work has been undertaken to review if any veteran trees are present on-site and to ensure the layout changes take account of the long term management of the trees on site, this is reflected in an Arboricultural Addendum Note.
WBC Ecology	29.08.2025	Further detail requested in relation to habitat condition, bat surveys, skylarks and Housemartins, Further detail on species specific enhancements to be provided which can	An updated ES chapter in relation to ecology, alongside supporting updated ecological technical reports is provided. These confirm the updated survey work undertaken, and provides detail of species specific mitigation.

		be secured by condition. Further detail required on Thames Basin Heaths SPA Mitigation.	A Shadow HRA has been prepared which demonstrates sufficient SANG capacity in the area to accommodate the necessary recreational mitigation arising from the development.
Naturespace	17.10.2024	Further information required in relation to newt mitigation.	An updated ES chapter in relation to ecology, alongside supporting updated ecological technical reports is provided.
Highways	10.02.2025	Layout considerations including ensure safeguarded access link to Heathlands Road, and connections to cycle/pedestrian routes. Additional information required in relation to access details, visibility splays, swept paths etc. Remodelling using updated Transport Model will be required.	An updated ES chapter in relation to transport, alongside supporting updated technical reports is provided, these set out the data arising from the additional modelling undertaken. Revised access drawings are also provided which reflect the Council's preferred arrangement for the site access onto Easthampstead Road. This amendment, which has previously been reviewed and agreed with the Council, changes the priority of the junction and gives priority to the SDL Extension. Both an interim and final junction design have been prepared.
WBC Green Infrastructure	28.08.2025	Further detail required on green infrastructure provision including location and size of play spaces.	The additional detail on size and locations of differing typologies of open space is set out in the Land Budget Plan.
WBC Sustainability	25.05.2025	Further detail required in relation to climate change.	An additional chapter has been added to the ES. This confirms the proposed development does not give rise to any significant effects in relation to climate change. While the scheme will inevitably result in some greenhouse gas emissions during construction and operation, those effects are limited by embedded design measures and policy compliance.
Natural England	08.10.2024	Requires to the LPA to undertake an Appropriate Assessment. To assist the Council have requested a	A Shadow HRA has been prepared which demonstrates sufficient SANG capacity in the area to accommodate the

		Shadow HRA be prepared to demonstrate appropriate mitigation is available in the area.	necessary recreational mitigation arising from the development.
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