



26 May 2026

Our Ref: 21.1032

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Sophie Morris
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Dear Sophie,

Re: Addendum Submission – Land East of Easthampstead Road, Wokingham – Application Reference 242279

On behalf of our client Nicholas King New Homes Ltd, ('NKH') please find enclosed an addendum package of information in relation to the Outline planning application (ref. 242279) at Land East of Easthampstead Road, Wokingham (also known as Pearces Farm), part of the South Wokingham SDL Extension.

Following submission in September 2024, the application has been through the statutory consultation period, during which responses were received from both statutory and non-statutory consultees.

The consultee responses received have been carefully reviewed and we have sought to address and make changes where practical and possible. I am therefore pleased to enclose a copy of the revised documents and drawings for the above application.

For ease of reference, the table provided at **Appendix 1** sets out our response to the comments received from consultees and stakeholder.

To summarise, the key amendments to the proposals since the original submission are as follows:

- Amendments to main access junction arrangements onto Easthampstead Road;
- Refinement of development blocks and change in alignment of spur road and streets to address consultee comments in relation to setting of Pearces Farm and increased green infrastructure provision;
- Amendment to green infrastructure areas to ensure necessary typologies are delivered, including increased play space areas, and buffer areas;
- Amendments to SuDS basins to provide better landscape integration.

The description of development remains as submitted, with the proposed number of homes remaining as per the original Outline submission.



Overall, the scheme has been amended to address consultee responses, whilst making the most efficient use of land to ensure the delivery of much needed homes on this site. A particular focus of the revisions has been to ensure that the proposed development meets the needs for open space provision as well as responding to the Council's preferences regarding the site access arrangements. A detailed landscape strategy is provided on the Landscape Masterplan with further detail of the green infrastructure provision, and its relationship with the on-site SuDs features is included within the GI Budget Plan and SuDs sections.

This letter should be read in conjunction with the revised documents and drawings which are submitted concurrently in the addendum pack, as set out in the table below.

Document	Consultant
Addendum Covering Letter and Appendix 1	Boyer
Illustrative Masterplan	Thrive
Parameter Plans	Thrive
Primary Site Access Drawings (Easthampstead Road)	ALP
Illustrative Landscape Masterplan	EDP
GI Budget Plan	EDP
Illustrative SuDs Sections	EDP
Addendum Arboriculture Note	EDP
Shadow HRA	Ethos
Environmental Statement Addendum, associated technical appendices and Non- Technical Summary	Various

The above documents have been submitted in response to the consultation responses received. In some cases, amendments to the proposals have been made to address these comments. In other cases, clarification is provided, or where it has not been possible to make amendments, this has been fully explained and justified. **Appendix 1** sets out our comprehensive response to the consultee responses received.

The submitted suite of addendum documents together with the original documents demonstrate that the proposed development will fully accord with national and local policies and guidance, including relevant SPDs. The proposals will deliver much needed housing in accordance with the emerging site allocation. NKH are committed to working with the Council to deliver these homes and the required infrastructure at the earliest opportunity.



Should you require anything further please do not hesitate to contact me.

Yours sincerely

C Pollard

Catherine Pollard

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Boyer