



PEARCES FARM – RESPONSE TO GI AND LANDSCAPE COMMENTS

Summary of Comment/Matters of Relevance	Response/Clarification Requested?	Our Response / Action
SDL Landscape and Trees (28/07/26)		
LVIA		
Concern that the landscape character assessment again misleadingly cites the urban edge of Wokingham.		This correctly reflects the position regarding approved applications and location of future development, which is in the process of being built out. The Local Plan Inspector has confirmed that the South Wokingham SDL extension will have a settlement boundary, so the site will become part of the Wokingham Urban Area in planning terms.
Not clear how the masterplan and landscape strategy address the WBLCA requirements and related mitigation measures (such as tree-lined streets, new woodland and hedgerows, settlement edge treatment, and light pollution control), and the ES Addendum does not clearly show where these are incorporated in the scheme.	Detailed landscape and constraints and opportunities drawing and landscape strategy plan setting out: ○ Tree-lined streets ○ New and enhanced woodland ○ New hedgerows ○ Planting to address semi-rural views ○ Settlement edge treatment ○ Sense of place	This level of detail will be provided alongside future reserved matters (RM) application.



	○ Green Route reinforcement ○ Light pollution control	
Green Infrastructure Document		
Now updated to exclude Pearces Farm. Would be helpful to have corresponding document for this site to understand how the strategic landscape features and landscape mitigation as highlighted in the LVIA is included as part of the scheme development.	Requests an explanatory note showing how the structural landscape is provided on site, including as a minimum enhancement of: ○ existing woodlands ○ copses, and tree belts, particularly along the southern and eastern boundaries by the byway ○ Easthampstead Road Green Route where vegetation is sparse.	Updated landscape masterplan shows some additional planting: Some further planting at the proposed access is indicated, but limited by visibility splays, and views will be of an attractive SuDs / open area in the northwest of the site. Previously envisaged mown path next to southern SuDS removed to avoid conflict with levels and facilitate more planting and retention. We have overlaid the arb and landscape information from the adjoining byway application. Further details of landscape mitigation to be provided at RM stage.
Arboricultural Information		
A Category A Oak (T185) has now been identified as a veteran tree on the proposed layout, but this is not reflected in the report text or tree schedule. The revised layout accommodates the enlarged Root Protection Area (RPA), but	○ Update the report text and tree schedule to reflect T185's veteran status. ○ Ensure all development and ground level changes are kept outside the extended RPA.	The Addendum Arboricultural Note previously submitted addresses the Veteran tree. Other matters to be addressed at RM stage.



all development and ground level changes must remain outside this area at Reserved Matters stage.	○ Reflect the extended RPA protection in the Reserved Matters layout.	
While the proposed access road across the byway appears to avoid removing significant trees, the indirect effects (including level changes and separate pedestrian and vehicle crossings) remain unclear.	○ Clarify the indirect effects of the new access road e.g. possible changes and the proposed separate pedestrian and vehicle crossings for the byway as shown on the highway drawings. ○ Undertake a more detailed tree survey at the byway crossing point, supported by more detailed highway design information,	The details contained within the Byway application are now shown as an overlay on the landscape masterplan, to provide further clarity on how the proposals align.
No objection to removal of H1, T9, T10 & T1. Need to allow space for replacement hedgerow and trees adjacent to Easthampstead Road and into the site as it is designated as a Green Route.	○ Revised layout needs to allow space for replacement hedgerows and trees	Updated landscape masterplan shows some additional planting added to the Easthampstead Road frontage where possible.
Design and Access Statement & Layout		
It is unclear how the site design evolved in response to landscape considerations, and further detail on the landscape-led approach is required.	○ Provide further explanation of the design evolution, including a Landscape Strategy and integration of the LVIA findings.	Details relating to the evolution of the layout and landscaping is provided within the DAS. Additional details to be provided at RM stage following further work on the site layout.
The proposed development remains too close to the eastern and southern boundaries, resulting in insufficient green buffer, encroachment into tree Root Protection Areas (RPAs), and inadequate	Revise the layout to: ○ Provide an appropriate setback from the boundary ○ Avoid impacts on RPAs	Landscape Plan amended to remove mown path along southern boundary to remove conflict with levels, and facilitate planting and retention.



space for construction and landscaping adjacent to TPO woodland.	○ Allow sufficient space for landscape planting and long-term woodland management.	Verges are 2.5m wide providing on average around 50m² area, or 30m³ rooting volume for two trees. While no planting plans have been produced (as outline application) With the shared rooting volume, this is sufficient for a range of species such as Carpinus (17m³), liquid Amber (14m³) or Betula Jaq (14m³) – Taken from Green Blue Urban Tree Species Soil Volume Guide V3. As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
SuDS Basin 2 is constrained between TPO woodland and development, leaving insufficient space for landscaping, amenity buffering, and strategic planting along the southern boundary.	Revise layout of SUDS Basin 2 to: ○ Provide an adequate landscape buffer between the basin and development. ○ Remove the conflict between visitor parking and the basin edge. ○ Allow sufficient space for an integrated drainage, landscape, and ecological design. ○ Provide space for strategic landscape planting along the southern boundary to reduce visual impacts from	This area of the layout has been reviewed, changes have been made to landscape plan to remove the mown path, allowing for provision of additional planting and to avoid conflict with basin. These are all details matters to be addressed at the RM Stage.



	Easthampstead Road and Holme Green Lane.	
There are significant discrepancies between the SuDS Basin 2 cross-sections and the Landscape Masterplan, raising concerns that the proposed layout would reduce space for boundary planting and require removal of existing vegetation.	○ Resolve inconsistencies between the cross-sections and Landscape Masterplan. ○ Confirm the correct basin dimensions and layout. ○ Demonstrate that sufficient space is retained for strategic woodland planting along the southern boundary. ○ Ensure the basin design avoids unnecessary loss of existing vegetation and supports landscape objectives.	Inconsistencies between the plans have been corrected. As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
The inclusion of street trees along the main street is supported, but the verges must be wide enough to accommodate mature tree growth.	○ Ensure the main street verges are 3 m wide to support the long-term establishment and maturity of street trees.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
Further detail is needed on how the proposed swales will integrate with street tree planting, with rain gardens suggested as a possible alternative.	Provide details of the swale design and demonstrate how it will integrate with street trees, including consideration of rain gardens as an alternative.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
Further detail is needed on how SuDS features, such as rain gardens and bioretention areas, will be incorporated into street design to create greener, more attractive streets.	Demonstrate how SuDS features will be integrated into the street hierarchy to improve: ○ Drainage ○ Landscaping ○ Climate resilience.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.



Would have found it helpful to have guidance/strategy to types of landscape hard and soft.	Possible clarification of landscape treatment for different street types and how the fronts of dwellings might relate to these roads.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
The green and blue infrastructure strategy lacks detail, with no annotated Landscape Strategy or explanation of how the LVIA, WBLCA, and existing topography have informed the design.	○ Provide an annotated Landscape Strategy showing proposed landscape treatments ○ Explain how the LVIA and WBLCA have informed the design. ○ Demonstrate how the existing topography has been incorporated into the site layout.	Details relating to the evolution of the layout and landscaping is provided within the DAS. Additional details are to be provided at RM stage following further work on the site layout.
The new Easthampstead Road junction requires greater removal of roadside vegetation, and the current layout leaves insufficient space for replacement planting without affecting sightlines or SuDS Basin 1.	Revise the junction and basin layout to provide sufficient space for replacement planting while maintaining visibility requirements and the basin design.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
Drainage		
The proposed SuDS strategy lacks detail on integrated, multi-functional SuDS features within development parcels and should demonstrate compliance with current SuDS guidance and national standards.	○ Demonstrate how site-level SuDS features (e.g. rain gardens, filter strips, swales) will be incorporated before regional attenuation basins. ○ Show how the SuDS strategy delivers amenity and biodiversity benefits in line with CIRIA and the Wokingham SuDS Strategy.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.



	Confirm how the proposals comply with the National Standards for SuDS.	
The basin depths are unclear and there is insufficient space around them to soften gradients and shape them to look natural. More space must be allowed in the layout, and the landscape strategy must show how the basins relate to the surrounding open space and nearby housing.	- Confirm basin depths and provide basic sections/calculations. - Amend the layout to create more space around basins for gentler slopes and naturalistic shapes. - Update the landscape strategy to show how the basins integrate with open space and residential development.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
Accepts that the pumping stations may have fixed locations, but stresses that existing vegetation along Easthampstead Road must be retained for screening and character. Requires landscape mitigation around pumping stations and electricity substations, particularly where they are close to dwellings.	- Retain existing vegetation along Easthampstead Road for visual screening and character. - Design and provide landscape mitigation (planting, screening) around the two pumping stations, especially near housing. - Apply the same mitigation principles to the two electricity substations on this boundary.	As an Outline application, the layout is indicative at this stage, the pumping station locations may vary from the indicative position shown and therefore is proposed to be addressed at RM stage following further development of site layout.
Supports rain gardens and street trees, but concerned that the design still depends on two large edge basins. Recommends adding more SuDS features elsewhere on site to improve ecology and play, reduce basin sizes, and allow more natural integration into open space.	- Add additional SuDS features on-plot and in other open spaces. - Reduce the size of the two attenuation basins through revised drainage design. - Redesign open space so the basins are more naturally integrated.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.



SDI Green Infrastructure (16/07/26)		
Required Public Open Space		
References the Wokingham MDDP TB08 requirements for 180 dwellings and the Wokingham Borough Council Open Space, Sport and Recreation Strategy (2013). Lists requirements needed from the application.	Needs to ensure the application provides the following open space facilities: ○ Parks and gardens ○ Amenity green space ○ Play space for children and youth ○ Civic space ○ Allotments ○ Natural and semi-natural green space	Through previous discussion with Officers it was confirmed that civic space is not required for Pearces Farm. Allotment provision is provided on Priors Farm.
The updated Green Infrastructure Document (edp7438_r021-G, dated 23.03.2026) that was submitted with the most recent Prior's Farm resubmittal does not include Pearce's Farm within the redline boundary in the document.	Confirm if the civic space and allotment space typologies are being secured as part of the Prior's Farm development application.	As above.
Reference is made to TB08 Open Space, Sport and Recreation Strategy, which requires off-site contributions where the site is not of sufficient scale to provide certain open space typologies on-site.	Confirm provision of contributions towards: ○ Outdoor sports facilities at Gray's Fruit Farm. ○ Cemetery provision.	To be discussed with Planning Officers.
MDD TB08 Open Space, Sport, and Recreation Strategy (2013) states that natural/ semi-natural greenspace should be aimed at protecting and creating local biodiversity. Amenity grass is not appropriate within the natural/semi-natural greenspace area	Clarify how the area around the south-eastern basin is intended to contribute to the natural/ semi-natural greenspace typology.	Additional detail to be provided at RM stage following further work on the site layout.



and expects planting to better support the intended typology.		
Green and Blue Infrastructure Design		
The updated Green Infrastructure Document for the Prior's Farm application does not include the Pearce's Farm site, and it is unclear whether the same GI principles are intended to apply.	- Clarify if the June 2024 Green Infrastructure Document or the revised March 2026 Green Infrastructure Document is meant to support this application. - Confirm whether the Green Infrastructure principles set out for Prior's Farm are applicable to the Pearce's Farm site.	Priors Farm GI document does not apply to Pearces Farm. As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
The Green Infrastructure strategy does not fully align with TB08 open space requirements, particularly regarding the function, character, maintenance, materials, furniture, and use of different open space areas.	Provide further detail on how open spaces will: - Function - Be maintained - Be designed to distinguish between different typologies and public/private areas, including within the Design and Access Statement.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
The officer questions whether the proposed amenity spaces are suitable to count towards amenity greenspace requirements, as they must provide usable and valuable community spaces rather than functioning as simple verges or leftover areas.	- Clarify the intended function and value of the proposed amenity spaces. - Demonstrate that these areas provide usable open space for informal recreation and community benefit.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.



Questions whether the proposed attenuation basin can be constructed without removing or damaging TPO-protected trees, given its proximity to tree RPAs and the site boundary. If tree removal is required, this has not been identified or mitigated.	○ Clarify how the attenuation basin can be constructed without impacting TPO-protected trees. ○ If tree removal is required, identify the affected trees and propose appropriate mitigation.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
Unclear how the proposed basin will avoid impacting existing drainage along Easthampstead Road and requests clarification on the drainage and maintenance access layout.	○ Confirm the location and extent of the existing drainage. ○ Confirm the location of the mown path and maintenance access along the southern edge of the proposed basin.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
The proposed pump stations and electrical substations are considered likely to require the removal of TPO trees and landscape features along Easthampstead Road, harming the character and screening of the Green Route. Clarification needed regarding the pump stations and electrical sub-station.	Clarify the following: ○ Whether adequate clearance is provided so existing and proposed trees can overhang the structures where appropriate. ○ How the pump and electrical stations will be integrated into the surrounding landscape and effectively screened.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
Play Space Design		
Concerned about safety with LEAP being close to spine road and cycle path - typically requires that the entire play area be enclosed with fencing.	There is an opportunity to move the 800m2 play space to the south and avoid the need for fencing around the play space.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.



Moving the play space will open an opportunity for an informal recreation/ kick-about space that would be beneficial.	Encourages an appropriate boundary treatment or planted edge to help define this space and stop stray balls.	As an Outline application, the layout is indicative at this stage, other matters to be addressed at RM stage following further development of site layout.
SANG Provision		
The site lies within the Thames Basin Heaths SPA mitigation zone and must provide 3.456 ha of Suitable Alternative Natural Greenspace (SANG) in accordance with Core Policy CP8.	Demonstrate that 3.456 ha of SANG will be secured in line with Core Policy CP8.	Discussions ongoing with Planning Officers.
While SANG capacity at Prior's Farm has been referenced, it is unclear how the required SANG mitigation will be secured for this development.	Confirm how the required SANG provision will be secured to demonstrate compliance with policy and enable the application to pass Appropriate Assessment.	Discussions ongoing with Planning Officers.