



WKH2104 Wokingham

JSA Doc.019 rev B 30th January 2026

Application Ref. 241933:

Land West of Old Wokingham Road and North and South of Easthampstead Road

John Simpson Architects Commentary on Drawing Updates

1.0 Introduction

1.1 This technical note has been prepared by John Simpson Architects Ltd (EDP), on behalf of Lightwood Strategic (hereafter referred as 'the Client') and provides a summary of the updates to the package of JSA drawings that were issued to the LPA on 4th December 2025, to allow the Local Planning Authority (LPA) to readily identify amendments introduced to proposed plans.

2.0 List of amendments

2.1 The amendments are identified by reference to the amended illustrative master plan that were provided of 4th December (reproduced overleaf).

The amendments identified focus on the more urban parts so the overall hybrid application area. A related yet separate schedule of amendments prepared by EDP focuses on the larger areas of strategic open space, including the SANG. On occasion there is some overlap between the amendments identified. In association, a suite of amended highway drawings have been supplied by ALP.

Some of the changes to the illustrative masterplan (such as to the edges of development blocks, junction locations and the alignment of the primary street) result in consequential changes to other JSA plans (the red line and ES Parameter plans).

The red line boundary has been amended along Old Wokingham Road to remove two areas within the administrative area of BFC. One area concerns land either side of G53 (the copse on Old Wokingham Road). The other area pertains to a sliver of land next to the proposed area for allotments that are shown Old Wokingham Road, and hedgerow. In total some 0.02ha (2,000sqm) is removed from the submitted red line.

01. Proposed roundabout moved south. Please see A218_041_P5, which also identifies the administrative boundaries in relation to the proposed access arrangements.
02. Alignment of primary route and overall street network adjusted to accommodate new location of the roundabout.
03. The avenue extended to connect to the allotments and accommodate the active travel route.
04. Following the relocation of the roundabout, the development edge designed to allow retention the TPO copse (G53).
05. Development edge designed to provide 15 metre buffer along the Old Wokingham Road and the new roundabout.
06. Development edge adjusted to accommodate an active travel path. Veteran Status of T73 being assessed and may result in a further minor amendment.
07. Development edge adjusted to widen the central park at the northeast corner and to soften the transition to the Byway.
08. Development edge adjusted to widen the central park at the northwest end corner to soften the transition to the Byway.
09. Development edge adjusted to increase the buffer to the Byway and introduce a swale leading from Byway 30 to the Emm Brook tributary. A 3m active travel route abuts the highway. The swale is introduced due to hydrological modeling advising of the need to manage surface water flows from the byway. That modelling is on the case file and is being reviewed by the EA.
10. Development edge adjusted to introduce an active travel path in POS and the continuation of the swale leading from the byway.
11. Development edge adjusted to allow the SANG to flare out towards Easthampstead Road.
12. Development edge adjusted to widen the SANG /SANG Link.
13. Development edge adjusted to introduce an active travel path along the existing ditch
14. Street pattern amended to accommodate blue infrastructure and tree planting running north – south in the eastern quarter of the development.
15. Street pattern amended to accommodate blue infrastructure and tree planting running north – south in the western quarter of the development.

2.2 Additional Notes

The Veteran status of T102, within to Byway 30 (roughly halfway between 08 and 09 is still being determined and may result int a further adjustment to the development edge here.

PPA discussions concerning school are ongoing. Its introduction would generate a further amendment to the 4th of December amendments to the north west of the main square.

