

Application Ref. 241933: Land West of Old Wokingham Road and North and South of Easthampstead Road Commentary on Drawing Updates edp7438_r028

QA: HMc_CRo/GPa_260126

1 INTRODUCTION

- 1.1 This technical note has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Lightwood Strategic (hereafter referred as 'the Client') and provides a summary of the updates to the package of EDP landscape drawings, to allow the Local Planning Authority (LPA) to readily see changes to Landscape Plans and how these have responded to previous commentary.

2 AMENDMENTS TO SANG PLAN EDP7438_D042B (SEE IMAGE EDP 2.1):



Image EDP 2.1: Amendments to General Arrangement Plan – SANG.

- a. Reduction in proposed specimen tree planting within areas of grassland across the Suitable Alternative Natural Greenspace (SANG) extent reducing long-term management/maintenance costs;
- b. 3m shared use section of the principle route (self-binding gravel) realigned to connect into Easthampstead Road, following highways safety concerns associated with Old Wokingham Road. The SANG is on an active travel desire between the site and parts of Bracknell with both highway authorities (and Active Travel England) wanting to maximise opportunities for improved connectivity;
- c. 2m footpath connection currently remain retained to Old Wokingham Road pending ALP conclusions on the final location of an island crossing to the the existing Public Right of Way (PRoW) on the other side of road. The 2m connection may be extinguished if new crossing facilities are placed level with the current PROW access into the SANG;
- d. Eastern SANG car park revised to pull away from boundary as requested from ecology comments. Maintenance access provided into SANG through dog proof vehicle gate, height barrier provided. See ALP drawing and new detailed plan of parking areas (edp7438_d046. T139 assess as being Notable but not Veteran. Veteran briefing note and AIA update to follow);
- e. 3m shared use section (self-binding gravel) moved to south of basin away from development edge, as requested, to provide a more naturalistic character along this section of the route;
- f. 2m footpath alignment revised to provide two adjacent paths in place of the previous single route, maintaining the intended experience of the SANG as a circular walking route;
- g. Provision for a SANG link where only a single footpath connection is possible due to the narrowing of the SANG corridor – area discounted from SANG calculations;
- h. Addition / amendments to SANG layout in line with changes to development parcel extents with increased landscape buffer between Easthampstead Road and the development edge to reinforce a more naturalistic character along this section of the SANG footpath;
- i. Additional planting introduced around the Local Landscaped Area for Play (LLAP) to provide informal visual separation of the play facility from rest of SANG to the retain the intended natural character of the wider SANG area. WBC considered supportive of principle of the LLAP and its location, and equipment proposed during PPA sessions (see Hogmoor Enclosure and its successful SANG Play Area and the LLAP within the Montague Park SANG);
- j. Western car park layout revised following a review of vehicle tracking. Maintenance access provided into SANG through dog proof vehicle gate, vehicle height barrier added. See ALP drawing and EDP plan; edp7438_d046;

- k. 2m footpath realigned through orchard to provide greater separation distances between paths within southern SANG and improved user experience;
- l. Sustainable Drainage Systems (SuDS) basin amended to refine bank gradients;
- m. Land reserved for future SANG provision to provide flexibility regarding future land-use requirements. Area not included in SANG calculations. See edp7438_d047 for potential use of land, subject to requirements and;
- n. Surfacing of 3m shared use section amended to Breedon self-binding gravel (or similar approved).

3 AMENDMENTS TO LANDSCAPE MASTERPLAN EDP7438_D021 (SEE IMAGE EDP 3.1):



Image EDP 3.1: Amendments to Detailed Landscape Masterplan.

- a. Banks to basins slackened, and base of basin tiered to create multifunctional SuDS areas with capacity for informal amenity use – amenity grass shown to base, with access down to area at 1:12. Basin within central green corridor to have terraced bank, with gabions and seating creating informal amphitheatre space with views over wider SANG to south, providing suitable integration between more formal Public Open Space (POS) to the north and SANG to the south;
- b. Informal street tree planting / and or space for rain gardens introduced along secondary streets;
- c. Increased area of POS, with wider connection to adjacent vegetation. Provision for a second community orchard as an extension to the central green spine, increasing the range and diversity of community growing spaces;
- d. Additional Local Equipped Area for Play (LEAP) provided, enabling the scheme to meet the on-site formal open space requirements set out by Wokingham Borough Council;
- e. Additional 2m footpath link provided to improve accessibility through this section of POS and to provide a surfaced route to the new play space;
- f. Illustrative detailed play layouts for the Neighbourhood Equipped Area for Play (NEAP)/LEAP have been omitted from the outline submission and will be confirmed at detailed design stage, following agreement of the landscape principles with the LPA. Design intent provided within Green Infrastructure document;
- g. Aa 3m cycleway connection added to the north-eastern corner, linking into the existing/proposed off-site pedestrian and cycle route. Veteran status of T73 being assessed and if confirmed this may require minor amendment to respect any buffer zone. Veteran Tree briefing Note and AIA update to follow;
- h. North-south off-street cycle route provided to further enhance pedestrian and cycle connectivity through the site. Swale provided alongside;
- i. Development set back from the western site boundary to allow for drainage connection to basins from Byway in form of shallow swale;
- j. 2m footpath upgraded to 3m cycleway to provide increased off-road routes with active travel connection to Easthampstead Road; and
- k. Layout adjustment to southern allotments to ensure no conflict with T139 (a confirmed Veteran tree). Buffer zone for T73 respected. Veteran briefing note and AIA to follow.

4 AMENDMENTS TO GREEN INFRASTRUCTURE LAND BUDGET PLAN EDP7438_D032E (SEE IMAGE EDP 4.1):



Image EDP 4.1: Amendments to Green Infrastructure Land Budget Plan.

- a. Additional play area (LEAP) provided, enabling the scheme to meet the on-site formal open space requirements set out by Wokingham Borough Council and ensure coverage across site;
- b. NEAP/LLAP extents realigned to encompass Green Infrastructure directly associated with play space;

- c. SANG link to become Semi-natural Open Space where only a single footpath connection is possible due to the narrowing of the SANG corridor (not included within area calculation);
 - d. Layout adjustment to southern allotments to ensure no conflict with Veteran tree;
 - e. Increased landscape buffer between Easthampstead Road and the development edge to reinforce a more naturalistic character along this section of the SANG footpath;
 - f. Parcel adjusted at the northern edge of the central green spine, creating additional provision for Parks and Gardens;
 - g. 3m shared use section (self-binding gravel) realigned away from the SANG boundary/development edge to provide a more naturalistic character along this section of the route – narrow verge along development edge to become Amenity Green Space;
 - h. Land reserved for future SANG provision to provide flexibility regarding future land-use requirements. Area not included in SANG calculations; and
 - i. Minor amends to SANG area to ensure SANG boundary corresponds to fencing layouts shown on detailed Landscape masterplan.
- 4.2 Note area calculation shown on the submitted Green Infrastructure Land Budget plan (edp7438_d032e) does NOT take account of the discount required to SANG area due to the level of existing public use of existing PRow within SANG. Static survey undertaken October 2025 demonstrates a very low level of activity along existing PRow (not sufficient to warrant visitor surveys) A calculation using Bracknell Forests methodology generates a reduction in SANG area of 0.07ha, which we propose to round to 0.1ha which provides a robust response. This is equivalent to a discount based on the existing linear distance of the PRow x 1m (for cross field routes) a method NE has also agreed elsewhere. Parking areas have been included within SANG capacity figure as an essential function of the SANG.

NOTE: ITEMS IN FURTHER SUPPORT OF THE AMENDMENTS TO FOLLOW INCLUDE:

- Veteran Tree Assessment Technical Note, preceding a revised AIA (EDP)
- Existing Recreational Use Survey of SANG land (Ethos)
- Update to Green Infrastructure Document (EDP)
- Direct response to Natural England DAS comments (EDP)
- SANG management Plan (EDP)