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Your Ref: 241933
Our Ref: LIGH0003
Date: 19 May 2026

Planning Services
Wokingham Borough Council
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Shute End
Wokingham
Berkshire
RG40 1WR
FAO: Mrs S Morris

Dear Sophie

APPLICATION REF. 241933: LAND WEST OF OLD WOKINGHAM ROAD AND NORTH AND SOUTH OF EASTHAMPSTEAD ROAD, WOKINGHAM

With reference to the above application, we are submitting herewith the following revised and additional plans, drawings and documents:

Plans and Drawings

ALP Drawings

- A218_063_P2: Old Wokingham Road_Primary Site Access_Proposed
- A218_060_P4: Old Wokingham Road_Crossing Improvement Scheme (S106)_Proposed_Option 2
- A218_069_P2: Old Wokingham Road / Easthampstead Road Improvement Scheme_Proposed
- A218_SK024_A: Old Wokingham Road / Easthampstead Road Junction Improvements_Proposed_Swept Path Analysis

EDP Drawings

- edp_7438_d032_G: Green Infrastructure_Land Budget_Application A (Lightwood)_Proposed
- edp_7438_d042_D: SANG_General Arrangement_Proposed_Sheets 1-4

Documents

- Design and Access Statement (Revised)

- Aboricultural Impact Assessment (Revised)
- Green Infrastructure Strategy (Revised)
- SANG Management Plan (Additional)
- EIA Addendum

Explanation

The principal changes, and reasons for them ,are summarised below.

Highway Drawings

The main access drawing that is submitted for approval has been updated based on a topographic survey and further details / clarification added. It has been given a new, unique drawing number (A218_063_P2) to distinguish it from the drawing that it supersedes (ref. A218_041_P6).

The previously submitted illustrative drawing for the pedestrian crossing of Old Wokingham Road (Option 2) has been updated in the light of further discussions.

A new illustrative drawing that shows the proposed improvement to the Old Wokingham Road / Easthampstead Road junction, with associated light-controlled active travel crossing to West Road, is now included, together with swept path analysis of the revised junction arrangements.

Updated Land Budget

An area of Parks and Gardens (0.48 hectares) has been reassigned to amenity green space on account of WBC confirming that Nicholas King Homes can attribute 0.48 hectares of open space on its site as Parks and Gardens, following WBCs relaxation of adherence to its guidance that such land should form part of an area of 2 hectares minimum.

The area selected is focused on one of the basin areas at the base of the Park and Garden. The residual area of Parks and Gardens meets the policy requirement for the Priors Farm application, whilst retaining a 0.25 hectare surplus to cater for the application (ref. 211033) on the Pudner land to the north (subject to the landowners reaching agreement), as part of a comprehensive masterplanning approach.

Updated GI Document

This has been amended to incorporate the revised land budget drawing. Minor amendments have also been made to the text to correct the area of the NEAP to ensure consistency with the land budget drawing.

Updated SANG Masterplan

Minor changes to annotations / key to satisfy QA requirements for the SANG document. No substantive changes.

SANG Management Plan

A new document, not previously submitted.

Arboricultural Impact Assessment

Document updated to reflect issues arising from the consultation process, and in particular to incorporate the findings of the Veteran Tree Assessment.

Design and Access Statement

Updated to reflect the various revised / additional drawings that have already been submitted and to explain the genesis of the proposals in response to site opportunities and constraints.

EIA Addendum

Updates the EIA to incorporate an assessment of the revisions to the scheme, in particular the relocation southwards of the principal point of access from Old Wokingham Road and the incorporation of provision for a primary school, if required.

Schedule of Plans Drawing and Documents

I am enclosing herewith an update version of the Composite Plans, Drawings and Documents Schedule that captures the above-cited revisions / additions (v5 dated 19 May 2026).

I trust that the details outlined above are clear, and respond to all of the outstanding requirements. However, please do not hesitate to contact me should you wish to discuss anything further.

Yours sincerely



Dr Thomas S Roche

BA (Hons) PhD BTP (Dist) MRTPI

Director

Encs

19-May-26