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Your Ref: 241933
Our Ref: LIGH0003
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Planning Services
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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

I am writing in connection with the above application, and further to the suite of amended and additional plans and drawings submitted to the Council on 4th December 2025.

Plans for Approval

A number of further revisions to the proposals have now been made in the light of consultee responses and continuing engagement with yourselves, and which are outlined below.

1. The inclusion of land (1 hectare) to be reserved for a 1 form entry primary school. The potential location is to the north west of the proposed neighbourhood centre. The land will be made available subject to suitable clawback provisions being included in the S106 Obligation should the need to deliver the School not be confirmed.
2. The accommodation of a buffer zone for Tree 102, on Byway 30, which is in close proximity to the land now shown for a School. This tree has been assessed as being of 'veteran' status. The buffer zone comprises a slight indentation in the developable area on the boundary of the School site (or what will default to a housing area if the School is not required).
3. The accommodation of a buffer zone for Tree 73 in the north-eastern corner of the site. This tree has been assessed as being of 'veteran' status. The buffer zone comprises a slight indentation in the development edge.

4. A minor land use adjustment to the east of Byway 30 to the south of the main street. This amendment, which allows for the tracking of a refuse collection vehicle, and therefore moves the development edge further from the Byway, generates additional open space in this location.
5. The indicative phasing plan for the Lightwood application has been updated to show not only the SANG, but also the spine road included within Phase I.
6. Within the northern SANG, a spur of hoggin pathway between the main SANG route and Old Wokingham Road, approximately level with the lane that leads to Park View Farm (PRoW), has been removed.

Revisions 1-5 listed above occasion amendments to the John Siimpson Architects (JSA) and Environmental Dimension Partnership (EDP) suite of drawings for approval. Revision 6 affects only the EDP drawings (relating to the SANG) which are submitted for approval.

In addition, with regard to the access proposals:

7. The proposed primary access drawing (ref. A218_041) has been updated from revision P5 to P6, which presents the proposals with greater clarity. There are no changes to the proposed design.
8. The proposed secondary access drawing (ref. A218_022) has been updated from revision P3 to P4. A 30mph speed limit has been added to indicate that the proposals are based on a proposed reduction to the speed limit along Easthampstead Road, linked to the proposed point closure. Vehicle tracking information is also now included.

Description of Development

In the light of the amendment detailed under 1) above, a consequential amendment has been made to the description of development, as follows:

Hybrid application comprising an outline application with all matters reserved except means of access for a mixed use, residential-led development (up to 850 dwellings) including a neighbourhood centre, a one-form entry primary school (Use Classes E and / or F) (if required), public open space, play areas, allotments, drainage and other infrastructure, landscaping and demolition of existing buildings on the site; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG) with associated car parking and landscaping.

Plans for Information / Illustration

Landscape / Green Infrastructure

Given the revisions to the land use coverage identified under items 1-6 above, the Landscape Masterplan (now edp_7438_d030_D) which, apart from SANG, is for illustrative purposes, has been updated.

Consequential amendments have also been made to the project wide landscape masterplan (now edp_7434_d021_Y), which may have to be updated further in due course in response to any revisions to the proposals for the NKH site. Revisions 1-6 also impact on the GI Land Budget plan (now edp_7438__d032_F) and Footpath Hierarchy Plan (now edp_7438_d033_D).

Highways

Easthampstead Road Closure

Drawing ref. A218_034_P3 (Easthampstead Road Proposed Closure) was introduced in December 2025 as one means of managing the future use of Easthampstead Road, and is linked to the layout of proposed SANG routes, and crossing points. This drawing has now been updated (A218_034_P4) to identify that the proposals are presented against the background of a proposed 30mph speed limit.

WBC's suggested alternative strategy for bollard locations , as set out in Connor's email of 3rd February 2026, is acknowledged. This has been assessed against A218_034_P4, and a third option has also been identified, and shared with the Council. Further discussion with WBC highways is pending.

Off-site active travel improvements

Additional drawings are now introduced pertaining to off-site active travel improvements:

- a) To improve active travel crossing arrangements across Old Wokingham Road, two alternative designs for the delivery of pedestrian crossing (in the form of an island refuge) have been developed between the PROW either side of the administrative boundary. Option 2 would involve a public footpath diversion order (in lieu of the now removed spur cited under item 6 above). Delivery would be secured through the via a S106 agreement:
 - A218_055_P2 OWR Crossing Improvement S106 Scheme (Option 1)
 - A218_060_P3 OWR Crossing Improvement S106 Scheme (Option 2)
- b) To further improve active crossing arrangements across Old Wokingham Road a Toucan crossing is proposed at its junctions with Easthampstead Road and West Road (drawing ref. A218_057_P3). The drawing should be read alongside point closure proposals for Easthampstead that will serve to remove all but limited localised traffic between Easthampstead Road and Red Lake Lane and the proposed routes within the SANG (drawing ref. A218_034_P4).

Other Superseded Drawings

Drawing ref. edp_7438_d037_B (Parks and Gardens_Hard and Soft Landscape Strategy_Proposed_Sheets 1-5) is superseded by edp_7438_d030_D (Landscape Masterplan).

Other Supporting Information

Various reports, ES appendices and ES Chapters are being updated to account for the revised drawings that are submitted for approval

Schedule of Plans Drawing and Documents

I am enclosing herewith an update version of the Composite Drawing and Documents Schedule that captures the above-cited revisions / additions (v4 dated 18 March 2026).

I trust that the details outlined above are clear. 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