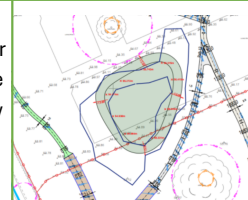
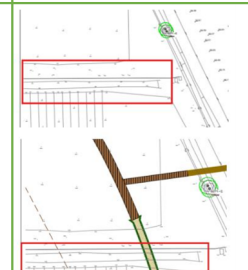


Holme Park SANG Land at Phase 2b of the South Wokingham Strategic Development Location (SDL) Wokingham

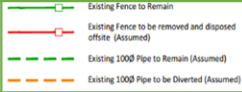
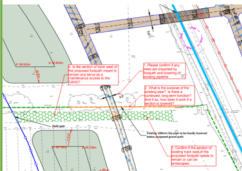
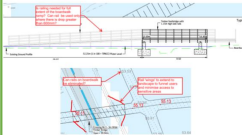
Responses to South Wokingham SANG Consultation

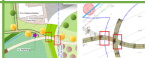
Conditions Application Ref	260027
Outline Reference	191068
Date	22.09.2026



Condition	Consultee	Date	Comment	Screenshot (if relevant)	Applicant Response
11 - Levels	EA	02/02/2026	The submitted general arrangement documents include a detailed level survey that shows the ground level across the proposed SANG land, however it is not clear what the existing levels are. No information has been included on where/ if ground levels are being altered. In order to recommend discharge of this condition we require this information be submitted for review. Any changes to the ground levels should be made clear, and if ground raising is planned the applicant should submit an FRA addendum to show that this does not cause an increase in flood risk.		The submitted A389-R022B SANG Levels Technical Note demonstrates the requested information. Existing and proposed ground levels are shown on the GA plans. Generally levels stay as existing. Proposed mounds are shown with red levels. Mounds are all located outside of the 1 in 100 yr + 70% climate change extents.
11 - Levels	EA	24/02/2026	It's unclear if the topographical surveys linked below are existing or proposed. It may be easier if the applicants submitted a short technical note confirming if there is going to be any land raising and where it will be if there is.		
11 - Levels	Landscape	30/03/2026	A number of mounds are shown in the southern, western and eastern parts of the SANG. It is noted that the General Arrangement Sheets do not extend completely to the eastern edge of the SANG and therefore details of all the mounds in this area cannot be seen, although these are indicated in full on the General Overview Plan. The General Arrangement Sheets will need to cover all proposed works within the SANG.		An additional 3 general arrangement sheets are submitted to cover all proposed works within the SANG.
11 - Levels	Landscape	30/03/2026	The proposed mounds are all shown with uniform side slopes of either 1:3 for the smaller mound or 1:5 for the larger mounds and although there has been some attempt to naturalise the shape, more could be done to change the shape and slope gradients to be more naturalistic. An example of how the mounding could be amended to ease out some of the slope gradients and to change the shape is provided below as indicated by the purple lines.		Mounds have been adjusted to less regular shapes.
14 - AMS	GI	05/02/2026	It appears that a section of vegetation, possibly including trees, has been omitted from the tree survey and subsequent tree protection plans. There is a section of vegetation along the existing east / west track that is at the midpoint of the southern portion of the proposed SANG on the west side of Emm Brooke. For reference, the area is on sheet 7 of 7 of the Tree Survey Plan and Tree Protection Plan as shown below, respectively.		The AMS and Tree Protection Plans have been reviewed and amended.

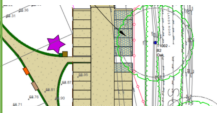
14 - AMS	GI	05/02/2026	Aerial photography and the engineering general arrangement drawings (A389-SANG-110, sheet 10) show that trees or other vegetation may be in conflict with the proposed footpath location. Please clarify if any existing trees or hedgerows will be impacted by the proposed footpath.		
14 - AMS	Landscape	30/03/2026	A number of existing access tracks across the SANG are shown on the General Arrangement Plans as being removed and may have implications for existing trees to be retained. The AMS and TPP's will therefore also need to indicate where tracks to be removed are located and what measures will need to be undertaken as part of their removal to reduce the impacts on the trees.		The AMS and TPP have been amended to include the requested information.
14 - AMS	Landscape	30/03/2026	Sheet 1 – The drawing indicates the no- dig surface to the north of the ancient and semi-natural woodland in the 15m buffer will be a low impact boardwalk, however the General Arrangement drawings indicate the path to be a no-dig gravel path. The TPP's will need to be amended to show this alternative surfacing and reference to the boardwalk removed on the drawing and in the AMS.		Sheet 1 of the landscape plans, general arrangement plans, TPP and AMS have been amended to remove discrepancies.
14 - AMS	Landscape	30/03/2026	Sheet 1 – There is to be a connection into the off-site PRow (WOKW10) and General Arrangement Sheet 1 indicates that the connection will require a number of timber steps and handrail. Although this is also indicated on the TPP it looks as if there may be a need to remove a tree within group G224. As these trees are protected by a TPO we will need to avoid any tree removal if at all possible and which may require the slight re-alignment of the path and steps. Further details are required regarding this connection especially as there are level changes.		The path has been reviewed to avoid any trees/vegetation in this area.
14 - AMS	Landscape	30/03/2026	Sheet 2 – T238 (Oak) is indicated as dead in the Tree Survey. A footpath is proposed 7.5m to the north of the tree, however no works are proposed for the tree in the AMS (paragraph 9.4). I am concerned that as the height of the tree as measured in the Tree Survey as 18.5m it could at some point fall across the footpath. I suggest some works are considered to reduce the size of the canopy to leave the majority of the tree as standing dead wood.		The AMS has been revised to address each comment.
14 - AMS	Landscape	30/03/2026	Sheet 3 – G145 (Group of Alder and Willow) are also identified as being of varying condition with a number of trees shown as dead or dying. The AMS will need to indicate what works are proposed for these trees and TPP show which are to be removed. Are any of the Willows suitable for coppicing?		
14 - AMS	Landscape	30/03/2026	Sheet 7 – There appears to be some vegetation / hedgerow shown on the Sheet 10 of the General Arrangement Sheet to the south-west of bridge crossing 3 which runs alongside an existing track and is not surveyed or shown on the TPP plan. We will need to understand whether this vegetation can be retained as part of the planned footpath works which will pass through the hedgerow.		
15 - Landscaping	EA	02/02/2026	Please could we request a statement about the footpaths and walkways and whether any changes are proposed to that approved in 191068.		Please refer to the submitted comparison plan ref: P19-0052_172 Footpath Comparison.
15 - Landscaping	GI	05/02/2026	The “Existing Tree to Be Removed” item in the legend on the Abley Letchford General Arrangement drawings (series A389-SANG 101-110) refers to Note 17. There is no note 17 in the Notes section. Please update accordingly.		This has been removed from the General Arrangement sheets.

15 - Landscaping	GI	05/02/2026	The landscape drawings show a footpath from the southern boardwalk to the southern redline boundary. This footpath is not clearly shown or keyed on other engineering drawings and legend. The footpath shown in the landscape drawings should be included as part of the Phase 2 SANG delivery.		The drawings have been updated to reflect the phasing of the footpath.
15 - Landscaping	GI	05/02/2026	With respect to the Key in the engineering drawings, please confirm if direction is needed from the LPA regarding removal or retention of existing fencing and piping as the notes say 'Assumed'.		The key has been updated to clarify which fences will be removed as part of the works.
15 - Landscaping	GI	05/02/2026	With respect to the screen grab below, please provide information on the following: 1. Please can the applicant confirm if there will be impacts to any of the trees with footpath installation and lowering of existing pipeline. 2. Please can the applicant confirm the purpose of the existing 100mm dia pipe. If currently in use, how will it continue to function if areas over the pipe are lowered? Can the new footpath be raised over the existing pipe? 3. Please confirm if the section of existing track east of proposed footpath can be removed and landscaped. Preference is that it is removed and landscaped. 4. Please confirm if the existing track along the western redline boundary is to remain. The track is shown to remain on the engineering drawings, A389-SANG-110, however is not formally shown on the landscape drawings. Is the long-term intent that this is used as a maintenance access to the SANG? If so, is the intent that this is delivered at a later point with a different surfacing material? The preference would be to provide an access route as part of the phase 2 delivery for future maintenance.		1. No impact on the trees for lowering of the pipe, only marginal lowering required. 2. Pipe is an existing irrigation pipe to provide water between the fields either side of the SANG. It is a pressurised pipe so changing the levels does not impact its use. 3. The farmer requires vehicular access to be able to maintain the pump, therefore the existing track both east and west of the proposed path is to remain in place. 4. The key on the General Arrangement plans denotes that the existing track will be retained. The landscape plan has been updated to confirm the track is to be retained.
15 - Landscaping	GI	05/02/2026	Discrepancies exist between landscape drawings and Abley Letchford General Arrangement drawings with respect to the location of "IB" information board locations. Please coordinate and update drawings if site furnishings are to be shown on multiple sets of consultant drawings.		These plans have been updated and coordinated.
15 - Landscaping	GI	05/02/2026	Please can the applicant add a note to the drawings indicating that final locations for all benches, picnic tables, litter bins, dog waste bins, and information boards to be confirmed in the field before final installation.		A note has been added to the drawings.
15 - Landscaping	GI	05/02/2026	For all areas of boardwalk, please confirm and provide reason why a railing is needed for the full extent of the boardwalk ramp in all areas. This structure will be very visible within the landscape. Is drop greater than 600mm? The preference is to provide rail 'wings' (example shown below) that extend out from the bridge into the landscape to 'funnel' users to the ramp. Boardwalk ramps should have 75mm high minimum edge protection		Handrails have been shown where boardwalks rise 600mm above existing ground. There is a stretch at the end with no handrail. Wings are not proposed for these structures to minimise works within flood zone.

15 - Landscaping	GI	05/02/2026	With respect to boardwalk ramp details that access maintenance bridges, please confirm if typical boardwalk ramp detail that is used to access maintenance bridges is different from the boardwalk detail that is used to access a maintenance bridge. It appears that the same boardwalk detail is proposed for accessing maintenance and pedestrian bridges. These will likely require different structural details.		The details are similar although the structures of the boardwalks and bridges to take maintenance vehicles is a different specification to accommodate the greater loads.
15 - Landscaping	GI	05/02/2026	Please provide a detail showing transition from boardwalk to adjacent surfacing at entry/ exit points. The lip should not be more than 5mm high		Adjacent ground will be build up to ensure no lip between ground and boardwalk
15 - Landscaping	GI	05/02/2026	Following guidance from Active Travel England and the Department for Transport: Inclusive Mobility, the following should be accommodated in the layout and design of bench seating: - Seating should not be located near moving vehicles, traffic noise and fumes. Final location of bench seating to be determined in the field, but generally, please relocate seating further from the proposed car park. - Seating should be located where natural shade is provided. Please review seating locations and consider bench seating near tree planting. - Seats should be set back from the main route by at least 600mm to allow the free passage of through traffic. - Provide a surfaced resting place of at least 900mm wide and at least as deep as the bench area next to the proposed bench so that a wheelchair/ motorized mobility devices have space adjacent.		The location of the benches has been reviewed and updated.
15 - Landscaping	GI	05/02/2026	Please can the applicant provide a detail for bench fixing.		This is provided within the submitted Open Space Specification.
15 - Landscaping	GI	05/02/2026	More information is needed with respect to phasing and how dogs will move through proposed SANG from one delivery phase to the next. For example, if the full 2.4 km path is to be installed in Phase 1, is dog park fencing to be installed for the full SANG area or only within the smaller, landscaped Phase 1 area? How does this change from one phase to another?		The phasing plan has been updated to show the fence in it's entirety will come forward in Phase 1.
15 - Landscaping	GI	05/02/2026	I am concerned that size of the gravel is too large for use in a dog area and will cause issues for dog's paws. With respect to the gravel used at the dog beach areas, please update the NBS to specify a pea gravel 10mm-15mm size maximum, depth 50mm minimum-75mm maximum depth unless information can be found to suggest that a 10mm to 20mm size at 40mm depth is acceptable for use in dog areas.		The open space specification has been updated to reflect this comment.
15 - Landscaping	GI	05/02/2026	Please review all drawings and ensure that gates are provided where necessary		Drawings have been reviewed to ensure all gates are shown.

15 - Landscaping	GI	05/02/2026	LLAP Detailed Landscape Design Proposal The design of the play space includes play space typologies consistent with the WBC Play Space Design Guide. There is a good mix of climbing, sliding, balancing, sensory and imaginative play. One element that is lacking, however, is motion. To promote a more well-rounded play experience, please include a swing structure. This could be in the form of typical bucket swings, inclusive nest swing, or pendulum swing. As there are ample balancing opportunities throughout the play area, the swing could be located where play elements 'L' and 'M' are currently provided. 'L' and 'M' could be relocated to other areas to create better functionally linked play experiences or removed as there are other opportunities for climbing and balancing.		A swing has been introduced and other play features adjusted to accommodate this comment.
15 - Landscaping	GI	05/02/2026	While sand is an acceptable surfacing, I do not believe that it is an accessible surfacing to access the main play structure 'G'. Please consider which sections of the play structure need to be accessed and provide an accessible surfacing material to these areas. I would like to emphasize that I'm not asking that all sand be removed. Sand does provide play value and a smaller area should remain in the play area. However, better accessibility should be provided to structure 'G'.		The central space is now wet pour.
15 - Landscaping	GI	05/02/2026	Please provide more information on the boulder climbing structure 'F'. Is this a custom piece? What is the age range for structure? Currently, boulders 'F' are located in an area that seems be zoned for smaller children. Depending on the details for the boulders, they may need to be located away from the areas that will attract smaller children.		The submitted Play Specification has been updated to provide the requested details.
15 - Landscaping	GI	05/02/2026	Please provide more detail on the construction of the play berms, in particular, the eastern and southern berm in the play area. The following items should be addressed: - Max gradients on the berms should be 1:3, preferably shallower. - Please address how gradients will be dealt with under the bridge structure in the screen grab below. Is a retaining structure or terracing needed to maintain 1:3 and still allow for a bridge underpass? - Please provide more detail on construction of the play tunnels through the mound. Please indicate amount and type of cover over tunnel. Please indicate height of the tunnel and how much of the tunnel is exposed on either end.		As mentioned in the key the slopes are 1:3 except where localised steeper gradients are required. We've spoken to the suggested play manufactures and retaining structure is not needed for bridge underpass. Play manufacturers will input into technical design to ensure it meets all the required standards and maintains the character of the space.
15 - Landscaping	GI	05/02/2026	As required in the WBC Play Space Design Guide, please provide an edge containment detail for bark nugget, sand, or other loose fill/ surfacing material proposed in the play space.		This has been updated on the drawing and in the Open Space Specification.
15 - Landscaping	GI	05/02/2026	Within the play space, please provide backed seating options. - Seats should be set back from the main route by at least 600mm to allow the free passage of through traffic. - Provide a surfaced resting place of at least 900mm wide and at least as deep as the bench area next to bench seating so that a wheelchair/ motorized mobility devices have space adjacent to benches.		This has been updated to clarify the location of seats (with back rests) and benches (without back rests).

15 - Landscaping	GI	05/02/2026	Please ensure that there are several tables within the play area that are accessible from the footpath.		Some of the picnic tables are now located on hard surfacing.
15 - Landscaping	GI	05/02/2026	To provide an experience in line with the character of a SANG, please realign the location of the LEAP fencing to as shown in the screen grab below. Please also provide a landscaped buffer between the fencing and the footpath circa 1.5m to 2m deep.		The fence has been pulled back from the footpath with planting added between.
15 - Landscaping	GI	05/02/2026	Street Furniture and Boundary Treatment Subject to further information on the design of the information board such as wording, colours, etc. being agreed prior to installation and opening of the SANG to the public; I have no issues with respect to the typical information board detail that has been provided.		A note has been added.
15 - Landscaping	GI	05/02/2026	Please confirm if field gate is to be a 3m single gate as shown in the landscape drawings or a 6m double gate, as shown in the engineering SANG construction details.		Details have been updated to show a 3.6m single field gate.
15 - Landscaping	GI	05/02/2026	Following guidance from Active Travel England and the Department for Transport, in addition to the backless bench shown, please also include a bench with a back. Please locate backed benches along the 2.4km loop.		The key has been updated to clarify seats shown have back rests.
15 - Landscaping	GI	05/02/2026	Text for all signs to be confirmed prior to fabrication and installation, SANG opening to public.		A note has been added.
15 - Landscaping	Landscape	30/03/2026	It is unclear why there are two types of Breedon Gravel path proposed, one with a timber edge and one without. I suggest the path with the timber edge should be used throughout the SANG.		Timber edge has been added to the secondary path.
15 - Landscaping	Landscape	30/03/2026	The Breedon gravel path will need to be top dressed with 50mm of crushed stone rather than 20mm which is not sufficient depth to provide the self-binding element of the footway without the hardcore base coming through after a period of use. The Landscape Specification also indicates the compacted thickness should be 50mm (page 7 par 110A).		This detail has been updated.
15 - Landscaping	Landscape	30/03/2026	Details of the no-dig path construction will need to be shown on the Construction Details plan which will need to be in line with details shown in the AMS and Landscape Specification. A clearer symbol for the areas of no-dig surfacing will need to be provided on the General Arrangement sheets as currently the hatching is not all that visible on the plans.		The detail is shown on A389-SANG-712 P5 Construction Details Sheet 2.
15 - Landscaping	Landscape	30/03/2026	Sheet 10 indicates a 33m stretch of mown grass path between two ends of the boardwalk ramps, I suggest this section of the footway is surfaced with the Breedon Gravel.		This length of path has been updated to Breedon.

15 - Landscaping	Landscape	30/03/2026	As already identified under condition 6 the General Arrangement drawings do not extend fully to the eastern side of the SANG. Therefore Sheet 9 only shows half of the proposed SANG car park in detail, although the General Overview Plan shows the car park as a small insert. The General Arrangements Sheets will need to show the car park details in full. The drawing will also need to indicate the surfacing of the parking bays in the RPA of tree T1026 which should be constructed using no-dig surfacing as shown on the TPP Sheet 6 as indicated below.		The car park has been reduced to 8 spaces. The entrance has also moved away from Tree 1026. Landscape plan sheet 6 confirms the material will be the same as the 'informal surfaced footpath'.
15 - Landscaping	Landscape	30/03/2026	Sheet 1 – I suggest the woodland edge mix north of the ancient and semi-natural woodland is only planted between the existing woodland edge and the proposed footpath leaving the narrow strip of land between the footpath and new hedgerow as wildflower meadow mix. I consider that densely planted woodland either side of the footpath in close proximity to the user is likely to feel oppressive and dominate the space.		This has been updated with woodland edge mix removed from the area north of the footpath.
15 - Landscaping	Landscape	30/03/2026	Sheet 1 – there are no proposed benches along the proposed footpath to the north of the woodland, and these will need to be included.		Bench locations have been reviewed and updated.
15 - Landscaping	Landscape	30/03/2026	Sheet 4 – there appears to be only one bench in the area covered by this plan and suggest more are included in this area and on the whole site overall.		
15 - Landscaping	Landscape	30/03/2026	The image of the dog proof fencing on the Boundary Treatment sheet is not what is described, i.e. post and rail fence with netting – this will need to be amended.		This plan has been updated.
15 - Landscaping	Landscape	30/03/2026	The proposed spacing for the woodland edge mix (1/m2) and woodland mix (2/m2) is on the high side. We would expect woodland edge mix to be planted with a spacing of 1.5 – 2m between each plant and the woodland mix plant spacing between 2 – 3m. The drawings and schedule will need to be amended to reflect this.		The mix has been updated.
15 - Landscaping	Landscape	30/03/2026	I would have expected the woodland mix to include Acer campestre as a matter of course and will need to be included.		
15 - Landscaping	Landscape	30/03/2026	The Landscape Specification requires topsoil for the wildflower meadows (page 20 par 711), however this is not necessary as wildflowers should be seeded directly on subsoil or low -nutrient, poor quality soils.		The Open Space Specification has been updated.
15 Landscaping	Case Officer	17/03/2026	There is nothing obvious on public art, unless I'm missing something?		The submitted landscape plans show the indicative locations of the public art and wayfinding. The exact Public Art will be subject to further agreement.

15 Landscaping	Case Officer	19/03/2026	Policy 15 n) specifically requires the landscaping to include details of public art in accordance with the strategy approved pursuant to condition 8, condition 8 being the strategy for delivery of public art. The approved strategy establishes the procurement process, and the approved phasing indicates that community engagement/workshops for the public art pieces within Holme Park SANG will take place during year 1 and design & fabrication will commence, with installation in SANG 1i in year 2 and in SANG 1ii in year 3. (Consideration will need to be given to where the artworks are located and how this dovetails with the SANG phasing). This process will take place largely outside of planning and will not form part of the planning record, hence the need for details to be recorded as part of the landscaping details. While details may not be known at this stage, the submission should be clear that art works are to be included. I suggest indicative locations in a similar way to how AOS6a was identified on the GI plan. Also, that details of the artworks should be submitted once agreed through the procurement process, so there is a public record of what is to be installed.		
15 Landscaping	Ecology	23/04/2026	From an ecological perspective, the layout of the soft landscaping is broadly acceptable but I do have concerns regarding the plant and seed mixes proposed. a) Large sections of the site are proposed to be seeded with an Emorsgate EG1 seed mix. These are proposed to reach the status of 'other neutral grassland' in moderate condition in the BNG assessment. This seed mix will not achieve this habitat type and condition status. I recommend that EG1 is swapped for a seed mix such as Emorsgate EM2, if the post-development BNG target is to remain.		The mix has been updated.
15 Landscaping	Ecology	23/04/2026	b) Proposed areas of 'Purple Moor-grass and rush pasture' are specified as having Emorsgate EM8 seed mix. Whilst this mix is good for wet grassland it does not include Purple Moor-grass or Soft Rush – the two main species that help define this habitat locally. As this is a key target habitat to create as compensation for loss elsewhere in the site, the seed mix specification needs to be supplemented with Soft Rush planting. An average plug planting density of 1 plug per 8m2 with a planting in patches across this habitat type at a density of 3 plugs per 1m2 would be acceptable.		Areas of plug planting have been added to the plan.
15 Landscaping	Ecology	23/04/2026	c) I cannot see anywhere in the plans where the river enhancement coir rolls are specified. Please can this be better symbolised in the plans.		Hatching has been made clearer and a label added to sheet 4 for additional clarification.
15 Landscaping	Ecology	23/04/2026	d) Tree planting – <i>Acer patanoides</i> 'Crimson King' is a non-native species more appropriate for more formal parks and not for SANG. A compromise native species that could work as an alternative is <i>Sorbus torminalis</i>.		The requested species have been amended in line with the comments.
15 Landscaping	Ecology	23/04/2026	e) Tree planting – <i>Quercus rubra</i> is a non-native species that is inappropriate in a SANG. If looking for variety an acceptable archaeophyte alternative for an open grown feature tree species would be <i>Castanea sativa</i>.		
15 Landscaping	Ecology	23/04/2026	f) Tree planting – <i>Salix pentandra</i> is native to the north of England, not locally. An acceptable alternative to this species would be <i>Salix fragilis</i> or <i>Salix purpurea</i> (accepting that these might not be available in quite the same size)		

15 Landscaping	Ecology	23/04/2026	g) It's great to see <i>Populus nigra</i> subsp. <i>betulifolia</i> specified in the tree planting but the proposed location of the three trees immediately adjacent to the path here in sheet 3 is inappropriate because of the tendency of the species to drop branches. It would be better to put them a bit further away from a path, e.g. here on sheet 6.		The location has been reviewed and relocated.
15 Landscaping	Ecology	23/04/2026	h)Woodland edge mix – <i>Cornus sanguinea</i> is unsuited to the soil type locally and would be better swapped out with a mix of <i>Frangula alnus</i> and <i>Prunus spinosa</i> .		The mix has been updated in line with the comments.
15 Landscaping	Ecology	23/04/2026	i)Woodland mix - <i>Cornus sanguinea</i> is unsuited to the soil type locally and would be better swapped out with <i>Populus tremula</i> to provide some early height to the woodland.		
15 Landscaping	Ecology	23/04/2026	j)Native hedgerow mix – This is proposed to be a species rich native hedgerow mix in the BNG assessment. It will need more species included in the mix to achieve this. Recommend reducing the percentage of <i>Crataegus monogyna</i> and including <i>Frangula alnus</i> , <i>Prunus spinosa</i> , <i>Rosa canina</i> , <i>Salix caprea</i> and <i>Ulex europaeus</i> in the mix.		
15 Landscaping	Ecology	23/04/2026	k)Native shrub planting - <i>Cornus sanguinea</i> is unsuited to the soil type locally and would be better swapped out with a mix of <i>Frangula alnus</i> and <i>Prunus spinosa</i> .		
15 Landscaping	Ecology	23/04/2026	l)Native scrub planting (wet) - <i>Cornus sanguinea</i> is unsuited to the soil type locally and would be better swapped out with a mix of <i>Salix cinerea</i> and <i>Salix viminalis</i> .		
15 Landscaping	Ecology	23/04/2026	m)All the woodland and shrub/scrub planting densities look exceptionally high. There should not be a need to plant at 2 per m2 or even 1 per m2 if the trees are given appropriate protection. The specification for woodland/shrub/scrub planting does not appear to be in the Phase 2b SANG (Holme Park) NBS Soft Landscape Specification Rev A.		
15 Landscaping	Ecology	23/04/2026	n)Bulb planting – This appears to be specified in the areas marked for seed mix Emorsgate EL1 which are also areas with a target BNG habitat type of other neutral grassland. For this objective in those locations, I recommend swapping out <i>Leucojum aestivum</i> and <i>Narcissus pseudonarcissus</i> for <i>Fritillaria meleagris</i> . Whilst it is really good to see <i>Leucojum aestivum</i> in the design, the only place it will work is alongside the stream as it prefers these wet and seasonally flooded places, preferably with a bit of deciduous shade.		The Barn Owl Box has been added to the plan.
15 Landscaping	Ecology	23/04/2026	Further to condition 15, an Ecological Mitigation Strategy (Ecosa, ref: 20.0032.D1, December 2025) has been submitted. I have the following concerns: o)Section 4.5 – A Barn owl box has been installed on tree T258 (as identified by cross-referencing Map 1 with the tree survey info). Whilst this may be an acceptable location at the moment and during early establishment of the SANG, it is in a location where woodland planting is proposed and there will likely be a degree of disturbance because of the nearby paths and artwork. I recommend that a second Barn owl box should be specified in a location where it will work in the long-term. This could be a box mounted on a pole (which has been used elsewhere on sites in Wokingham Borough). As a suggested location, near the Emm Brook would be acceptable, e.g. the red circled area in the image snip below.		

15 Landscaping	Ecology	23/04/2026	p)Section 4.7 – It is not clear what is being proposed here in terms of log piles and hedgehog houses. Please can a specification be given and the location of these features be identified on a map.		Section 4.7 has been updated - no hedgehog houses or piles are being provided within the SANG. Habitat provision is provided through grassland.
15 Landscaping	Ecology	23/04/2026	q)Map 1 – The features that are shown are acceptable but this map is missing the enhancements for amphibians, reptiles, and invertebrates that are expected in the LEMP. It would also be useful to identify suitable locations for general grass and compost piles from arisings during management.		This is now referenced in the LEMP.
16 - LEMP	EA	02/02/2026	Section 2.14 Ecology Objectives states "To incorporate high value habitats including a variety of grasslands, wetland vegetation, species rich hedgerows, woodland and wooded boundaries. Species are to be native or wildlife friendly species wherever possible", however we require only native species are planted within 8 metres of the river. This section also states "To establish areas of wildflower and wetland grassland within the site, with minimal management to provide enhancement for reptiles and amphibians", whilst we note that more detail on what 'minimal management' means in Section 5.0 it should also be referred to here to ensure it's clear there is a management regime in place.		Section 2.14 has been updated to reflect this comment.
16 - LEMP	EA	02/02/2026	Additionally, Section 4.1 Himalayan Balsam does not include details on the methods they're going to be using to remove Himalayan Balsam, what time of year they will be doing this or how frequently. We require an aim/ objective be submitted for the eradication of Himalayan Balsam on site.		Additional text has been added under 4.1 and 5.1.13.
16 - LEMP	EA	02/02/2026	We also request that it is noted in Section 4.12 that the pre planted coir rolls will only include native species and that the coir rolls procured will not have plastic in them (as some do).		4.12 has been updated to reflect this comment.
16 - LEMP	GI	05/02/2026	LEMP needs to be updated to be consistent with phased delivery of the SANG. Currently, the document reads as though all parts of the SANG will be delivered at the same time.		A table and plan have been added on page 6 to highlight the different phases.
16 - LEMP	GI	05/02/2026	Fencing and gates should be included as part of the LEMP Scheme and Phasing Description.		Fencing and gates have been added to the SANG Phasing Plans. Additional text has been included under 4.13 and 5.1.11.
16 - LEMP	GI	05/02/2026	SANG phasing drawings should be included as part of the LEMP submittal.		The Holme Park Phasing Strategy drawing is now included under consideration for condition 16 LEMP.
16 - LEMP	GI	05/02/2026	Section 4.0 – Maintenance Specification needs a more robust section for the maintenance and management of boundary treatments, specifically fencing, dog park fencing and gates, considering there is such a large amount that defines the limits of the SANG. Please update Section 4.13 to include more detailed information on maintenance of fencing and gates. Or create a completely separate section within 4.0 – Maintenance Specification to address fencing and gates. Please also then update Section 5.0 – Schedule of Management and Maintenance to include a Management Category for fencing and gates.		Additional text has been added under 4.1 and 5.1.13.
16 - LEMP	GI	05/02/2026	Part 6.2 of the LEMP does not accurately illustrate the phasing for the delivery of Holme Park SANG. Please update the phasing and delivery strategy to be consistent with documents submitted as part of this application.		The phasing strategy has been revised.

16 - LEMP	GI	05/02/2026	Please update Section 5.1.4 of the Schedule of Management and Maintenance of the LEMP to specifically address any items related to maintenance and management timings covered in the Woodland Management Plan. Specifically, there are sections of the Woodland Management Plan that discuss evaluation after severe storm events and monthly walk to assess hazards and defects.		Section 5.1.4 has been updated to reflect the WMP.
16 - LEMP	GI	05/02/2026	Please generally review the Woodland Management plan to ensure consistency between the plan's management requirements and the LEMP.		The Woodland Management Plan has been updated to reflect the management requirements and the revised LEMP.
16 - LEMP	Landscape	30/03/2026	Section 4.7 – Other Woodland, Broadleaved discusses the management objective to maintain ground cover of semi-shade tolerant grassland with areas of open space within the woodland requiring undesirable plant and weed growth to either be hand excavated / pulled. This could be difficult and time consuming and suggest trimming / cutting of weed growth between plants in the woodland and woodland edge mix twice a year until canopy closure. The same will apply to Mixed Scrub in section 4.8.		Section 4.7 and 4.8 have been updated in line with this comment.
16 - LEMP	Landscape	30/03/2026	The Schedule provided in Section 5 provides more details of the maintenance tasks required. In section 5.1.2 relating to the management of newly planted woodland it indicates that weed removal should avoid the use of strimmer's. I disagree as it will be very difficult to manage weed growth in such an extensive area by hand pulling and glyphosate spray. The spray should be used in a circle around each plant and the area between each plant should be strimmed 2 – 3 times a year.		Section 5.1.2 has been updated in line with this comment.
16 - LEMP	Landscape	30/03/2026	Section 5.1.4 relating to the existing woodland including ancient and semi-natural woodland will need to refer to the Woodland Management Plan – see comments on Condition 17 below.		Section 5.1.4 has been updated to reflect the WMP.
16 - LEMP	Landscape	30/03/2026	Section 5.1.5 relating to new and existing hedgerows will need to refer to the heights at which the hedgerow will be maintained at.		Maintenance heights have been added.
16 - LEMP	Landscape	30/03/2026	The landscape drawings will need to be included in Appendix 1.		These are included in the resubmission.
16 - LEMP	Ecology	23/04/2026	I do not recommend discharge of this condition. There are a few changes that need to be made to the LEMP in order to get to a stage where it is suitable. a)Section 2.1 includes a bullet point proposing “A permanent car par [sic] to provide 25 spaces off Heathlands Road”. As per my comment on condition 59, it is not appropriate to change the temporary car park off Heathlands Road into a permanent car park.		The car park has been amended to reduce the number of spaces. It is proposed only as the temporary car park.

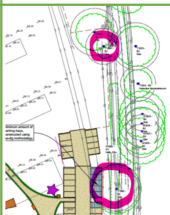
16 - LEMP	Ecology	23/04/2026	b)Section 3.16 – it is not necessary to remove all arisings from site. Cut material can be used to create or ‘top-up’ habitat piles for biodiversity in suitable locations. It would be good to identify locations on a plan and reference this here.		Sections 3.16 and 3.17 have been updated to state arisings from trees can be kept on site to create habitat piles in areas of long grass or shrub and woodland planting. Ecologist to review locations as part of annual walk over.
16 - LEMP	Ecology	23/04/2026	c)Section 4.1 – Is Himalayan Balsam already identified as being present on-site or is this advice relevant to ongoing vigilance to prevent establishment?		Condition 15(P) of the Outline consent details "How non-native species such as Himalayan Balsam will be eradicated".
16 - LEMP	Ecology	23/04/2026	d)Section 4.5 – Pruning of orchard trees to ensure continued fruit production is listed in the blurb under management objectives. Is there any guidance on pruning that can be referenced here?		Guidance has been included under section 4.5
16 - LEMP	Ecology	23/04/2026	e)Section 4.7 – Semi-shade tolerant grassland maintenance – no cutting schedule is specified (apart from near hard surfaces). When in the year should cutting occur and how frequently? Is there a percentage that should be left uncut over winter?		4.7 and 5.1.6 have been updated.
16 - LEMP	Ecology	23/04/2026	f)Section 4.9 – Other neutral grassland and purple moor grass and rush pastures – no general cutting schedule (flowering lawn being the exception) is specified. When in the year should cutting occur and how frequently? Is there a percentage that should be left uncut over winter? Is there a difference in terms of when machinery is allowed on to cut the purple moor grass and rush pasture locations (for instance, because the land is at more risk of compaction and damage)? How will machinery access and cut the rush pasture to the west of the Emm Brook stream (in the Gray’s Fruit Farm section)? Is there a minimum species per m2 average that needs to be aimed for? Are there any key species that need to be present?		A cutting schedule has been included.
16 - LEMP	Ecology	23/04/2026	g)Section 4.14 – Ecological habitats - Where is the cross reference to documentation showing where these features are to be installed and what they should look like?		Cross references have been added.
16 - LEMP	Ecology	23/04/2026	h)Section 5.1.6 – Proposed mowing intensity in year 1 will cause all annual species to fail. This intensity does not create a diverse sward height structure.		5.1.6 has been amended.
16 - LEMP	Ecology	23/04/2026	i)Section 5.1.11 – No detail on how to maintain the amphibian, reptile, and invertebrate habitats mentioned in 4.14 is given.		The habitat provision is grassland. This is covered under section 5.1.6.
16 - LEMP	Ecology	23/04/2026	j)Section 5.2.2 – When in the year should the condition surveys be undertaken? Who needs to be sent copies of the monitoring reports?		This information has been included in the revised LEMP.
16 - LEMP	Ecology	23/04/2026	k)Section 5.2.3 – Who is to be involved in the LEMP review? Are there broader stakeholders to update?		Additional text has been added to 5.3.1 that the reports are to be made available to the LPA and statutory authorities that require it.
16 - LEMP	Ecology	23/04/2026	l)No section is included in the LEMP to cover ongoing management of the main attenuation basin. Even if this has been covered in the SWDR documentation, it needs to be copied across and included in this LEMP so it can act as an overarching document.		This has been amended.

16 - LEMP	Ecology	23/04/2026	m)There needs to be better cross-referencing to other approved documents (soft and hard landscaping plans, biodiversity net gain plans, woodland management plans, attenuation basin management requirements, ecological enhancements.		Cross references have been added.
16 - LEMP	Ecology	23/04/2026	n)There is no explicit objective setting relating to the proposed post-development biodiversity net gain assessment and condition criteria that are expected to be met. Although some of the measures specified do correlate with condition criteria requirements it needs to be clearer just what is expected to satisfy the BNG requirement.		Text has been added to reiterate management measures included in the LEMP contribute to the condition criteria being met.
17 - Woodland Management Plan	GI	05/02/2026	Part 4 of the Woodland Management Plan references Woodland Boardwalk within the 15m buffer of the woodland on the northern part of the SANG. Landscape and engineering drawings indicate that the footpath through this area is to be a no-dig cellular web construction. No-dig is the preferred footpath construction for this area. Please review the Woodland Management plan to ensure that it is up to date and that there is consistency between all drawings and reports.		The woodland management plans and other tree reports can be updated to now show the path north of the ASNW as no-dig surfacing as opposed to a boardwalk.
17 - Woodland Management Plan	Landscape	30/03/2026	Reference is made to a boardwalk to the north of the woodland however the General Arrangement drawings indicate the path to be a no-dig gravel path. These details will need to be included in the document and reference to the boardwalk removed.		Updated
17 - Woodland Management Plan	Landscape	30/03/2026	The submitted document is very generalised, and I would have expected much more detail on the aims and objectives of the woodland management plan. We will need to understand the current woodland structure including species composition and how these will be managed, and / or conserved and the types of management regimes that could be employed support the aims and objectives. Any veteran trees will also need to be identified and any individual management requirements for these trees.		Objectives updated.
17 - Woodland Management Plan	Ecology	23/04/2026	I do not recommend discharge of this condition. The Woodland Management Plan (ACD, ref: PRI24132, September 2025) sets out a minimum intervention approach to maintenance of the semi-natural character of the existing woodland in the SANG. This is at odds with the proposals set out in the wider LEMP submitted for condition 16. The two plans need to work together and not have conflicting objectives and actions.		The document has been updated to reflect all comments.
17 - Woodland Management Plan	Ecology	23/04/2026	This management plan also needs to factor in the ecological enhancements (bat and bird boxes) proposed along its southern edge in the submitted Ecosa Ecological Mitigation Strategy and ongoing management requirements for these.		The Woodlands Management Plan has been updated to include this information.

17 - Woodland Management Plan	Ecology	23/04/2026	The management plan has not identified that the woodland is also a local wildlife site (SU86D07 Woodland Near Ludgrove School) and that the local records centre is an important source of biodiversity information from previous surveys. Are there any species records that have a bearing on ongoing management?		The Woodlands Management Plan has been updated to include this information.
19 - AMS	GI	05/02/2026	It appears that a section of vegetation, possibly including trees, has been omitted from the tree survey and subsequent tree protection plans. There is a section of vegetation along the existing east/ west track that is at the midpoint of the southern portion of the proposed SANG on the west side of Emm Brooke. For reference, the area is on sheet 7 of 7 of the Tree Survey Plan and Tree Protection Plan as shown below, respectively.		These trees have now been shown based on the topo. The footpath has been slightly re-aligned to go through the gap identified on site.
19 - SANG Footpath	Landscape	30/03/2026	There is to be no formal access into the woodland with the SANG footpaths within the 15m buffer zone only. Any comments relating to the trees and associated development will be made in relation to condition 14.		Noted.
21 - Methodology for Construction of Pipeline under Ancient Woodland	Ecology	23/04/2026	The new alignment proposes to run a pipe through a section of wet woodland that is east of the ancients woodland and its buffer zone. It would not be in the current local wildlife site boundary, either. If the land in the woodland is sloping steadily down to the Emm Brook stream, would it not make more sense to bring the pipe to the surface in the woodland so the water conveyed can be used to benefit the wet woodland hydrology? This avoids the need to remove so many trees and create an incursion all the way through to the stream. It would be acceptable to allow the water to flow at the surface downhill to the stream as there is no flood risk to infrastructure in the SANG.		A389-R021B SANG Conditions Engineer Technical Note addresses the requirements for the pipeline. PRI24132-03 Phase 2 Pipeline has been submitted.
21 - Methodology for Construction of Pipeline under Ancient Woodland	Ecology	23/04/2026	Depending on levels, it might look something like the headwall being somewhere in the red circle in the image snip below and none of the tree removal or excavations in the green circle are required. Not only is this less infrastructure and less disturbance, it would also help keep the wet woodland wet.		
23 - BNG	Ecology	23/04/2026	I do not recommend discharge of this condition. Please can the following information/clarifications be supplied or changes made to address the issue: a)In tab A-1 the wet woodland on site is identified as being in moderate condition and the area retained? Is there no ambition to enhance the condition of this habitat (with relevant actions identified in the LEMP)?		While there are some measures for enhancement recommended in the LEMP, this would not be enough to change the condition from Moderate to Good. Woodland is generally quite difficult to enhance in BNG terms

23 - BNG	Ecology	23/04/2026	b)Strategic significance – I think it is reasonable to use the current LNRS to determine the strategic significance of the post-development scenario but the user guide for metric 3.1 does not set out the same process as the statutory metric for setting the strategic significance for the baseline. Please can the baseline strategic significance for all habitats be reset to that agreed at the point of determination. In relation to the post-development scenario, please can the BNG report identify the mapped measures and how these cover the lines being given high strategic significance. If the habitat creation is outside a mapped measure in the LNRS, under the user guide for 3.1, it would be acceptable to consider the creation to be medium strategic significance.		This has been updated
23 - BNG	Ecology	23/04/2026	c)An area of ‘Purple moor grass and rush pasture’ is identified in tab A-2 in the post development scenario. I think this is compensation creation for loss of the habitat in another parcel. In which case, it should be excluded from the post-development scenario by marking it as a very low distinctiveness habitat with a comment in the user comments column to identify it as bespoke compensation area.		This has been removed.
23 - BNG	Ecology	23/04/2026	d)The soft landscaping proposals (see comments on condition 15) are inadequate to create ‘Other neutral grassland’ in moderate condition in places. Either the soft landscaping specification needs to change or the quantum or condition of ‘Other neutral grassland’ created needs to be downgraded.		Plug plants have been added to the landscape drawings. Updated in metric.
23 - BNG	Ecology	23/04/2026	e)The ‘Urban tree’ area in tab A-2 is based on 164 trees being planted in the post-development scenario. This appears to include a number of trees that are located within woodland planting which should not be counted (see areas circled pink in image snip below). Please can the number of trees and area of this habitat be revised to represent the number of individual trees not planted within a habitat type that includes mature trees.		This has been fixed.
23 - BNG	Ecology	23/04/2026	f)The area delivered by Wokingham Borough Council as part of the SWDR scheme (as shown in the General Overview Plan) is different to that cut out of the baseline and post-development scenario for this calculation. Please can this discrepancy be explained and justification be given for why elements delivered by the SWDR are being counted here.		This has been fixed.
23 - BNG	Ecology	23/04/2026	g)The baseline tab B-1 (Hedges) appears to reference a number of hedgerows that are not in Map 2 of the BNG assessment. Please can the baseline hedgerows be double checked and the spreadsheet cross-reference with the relevant numbers in Map 2.		This has been fixed.
30 - SUDs	Case Officer	17/02/2026	While their SuDS features directly associated with the use of the land as SANG may be limited, there will be substantial SuDS features within the SANG which will be integral to the it. The Note acknowledges the SuDS related to later phases of 2b but does not address those being delivered as part of the SWDR works. The SWDR works within the SANG are being carried out under a lease and the land will be the responsibility of the consortium until the transfer of the land to the council as SANG. This interim period needs to be addressed.		The submitted technical note has been updated (A389 R021B) to address the comments. Revised text in this note is shown in blue for ease of reference. The approved reports referenced within the submitted technical note have been included with this resubmission for reference.
32 - Connections to the drainage network					
35 - SUDs Management Plan					

35 - SUDs Management Plan	Ecology	23/04/2026	Whilst I don't have an outright objection to this condition being discharged it is worth noting that elements i) to iii) in relation to the main SuDS basin and flood compensation area delivered in relation to SWDR are relevant for ongoing management of Holme Park SANG and the LEMP to satisfy condition 16. Case officer 24/04: Just following up on Duncan's comment about the drainage maintenance (Condition 35), I think we may have spoken about this before. Clearly there are SuDS within the SANG, regardless of who is constructing them (see 5.2 of the submitted doc), so the document need to acknowledge this and address points 1)-iii) at least, even if it is partly by cross reference to the SWDR Drainage Maintenance plan (approved under DoC 242531 and attached for reference). For iv), I'm assuming the expectation that the SWDR team will already have provided this, in which case say so.		The submitted technical note has been updated (A389 R021B) to address the comments. Revised text in this note is shown in blue for ease of reference. The approved reports referenced within the submitted technical note have been included with this resubmission for reference. A .gpkg file is included with this resubmission to address point iv.
36 - CEMP	EA	02/02/2026	We would need to see further details regarding the river. In Section 3 Environmental Controls, we would like to see a section for the Emm Brook, detailing the measures to be undertaken to protect the river from any construction impacts, such as the placement of fencing alongside the river. If all the measures for the river are in one place, rather than scattered throughout the document, it would be much easier for site operatives to follow. We would also expect to see an invasive non-native species strategy which we can't find and is required as part of this condition.		A section on the Emm Brook has been added (paragraphs 3.23-3.25) which includes additional information on additional Heras fencing and non-native species strategy.
36 - CEMP	EA	02/02/2026	Section 3.13 Lighting does not identify the watercourse as a sensitive receptor. We would expect the temporary construction lighting must be directed away from the river		Paragraph 3.13 has been updated.
36 - CEMP	EA	02/02/2026	Section 3.19 states "No existing watercourses located nearby to any of the construction activities". This is a vague statement and open to interpretation. We require further detail on how far away the construction activities are. We also seek clarification on how this is possible if there are footbridges crossing the river and how this is consistent with		Reference to Emm Brook has been added to the revised CEMP with a separate section added (paragraphs 3.23-3.25). This section references <u>footbridge design, which will not impact on the</u>
36 - CEMP	EA	02/02/2026	Section 3.21 states "Fuel, lubricating oils and chemicals will be stored appropriately within the construction compounds which are located away from any existing watercourses". We welcome this however it's not stated how far away the compounds are. Standard practice is 8 metres or more from the river		The wording of paragraph 3.22 has been updated to state a minimum of 8m away from any watercourse.

36 - CEMP	EA	02/02/2026	Section 3.32 states "Where roosting bats are unexpectedly present in structures or trees affected, work may not lawfully proceed without a European Protected Species Licence (EPSL) obtained from Natural England, so further advice should be sought from an Ecologist in such circumstances, or where there is doubt." A bat check should have already been undertaken to determine which trees have bat potential and further work should have been completed to identify if there is a roost present or not for those with higher bat roost potential. Where possible, trees with suitability for roosting bats should be retained. Whilst we assume this has been done, the CEMP doesn't make this clear.		The wording of paragraph 3.41 has been updated with a plan showing bat boxes in Appendix 6.
36 - CEMP	Landscape	30/03/2026	The temporary access into the SANG for construction vehicles and the compound area is shown off Heathlands Road roughly in the proposed location of the SANG car park entrance as indicated on the annotated SANG General Arrangement Plan within Appendix 1 of the CEMP. More details are shown in Appendix 4 indicating the size of the bell mouth for this access, however this drawing indicates the proposed access in a different location, to the north of the car park. The CEMP will need to clarify exactly where the compound and temporary access into the SANG will be located.		Appendix 1 has been replaced by an updated landscape masterplan, together with an updated annotation of the indicative construction compound and and the Balfour Beatty access that will subsequently serve as the construction access for the SANG.
36 - CEMP	Landscape	30/03/2026	If we assume the SANG compound and entrance will be located as per the drawings in Appendix 4, we will need the following additional information: The bell mouth drawing will need to show the extent of roadside vegetation removal and tree protection fencing for the trees to the north and south of the temporary access. I'm concerned that sightlines may require the removal of trees T1004 & T1002 as highlighted below in pink and which will be unacceptable.		Appendix 1 has been updated. No further vegetation clearance is required.
36 - CEMP	Landscape	30/03/2026	If we assume the SANG compound and entrance will be located as per the drawings in Appendix 4, we will need the following additional information: Extent and details of the proposed compound with the tree protection fencing shown for the closest trees further within the site.		Appendix 4 is correct, additional information is not required and construction access is via the existing Balfour Beatty created access.
36 - CEMP	Landscape	30/03/2026	If we assume the SANG compound and entrance will be located as per the drawings in Appendix 4, we will need the following additional information: A commitment to provide reinstatement of the roadside hedgerow once the temporary access is removed.		Paragraph 2.13 has been updated to state that once the permanent SANG car park is operational, the temporary SANG car park and access will be removed, with the hedgerow along Heathlands Road reinstated.
44 - Contaminated Land Assessment	EA	02/02/2026	The Technical Note, ref: GE23234-TN01-250701, dated 1/7/2025 summarises the information contained in the prior site investigations. These were not included.		Ground Investigation Report submitted 21st May 2026

44 - Contaminated Land Assessment	EA	02/02/2026	Those areas of the site wide site investigation, specifically related to the relevant areas for this application (of the SANG) are not considered to be sufficiently well distributed to fully characterise the site condition baseline (and therefore to identify any requirements for any remediation actions). The investigation locations (specifically for the SANG, from the prior reports) shown in the Technical Note, cover one cluster only (in the proposed basin in the north of Holme Park SANG) and do not cover all areas identified as having features of interest (Refs 1-8), which could present risks, and should be investigated with empirical data. The Technical Note states: "It must be noted that the preliminary risk assessment undertaken by Hydrock was predominantly for the wider proposed residential land use at the site. SANG areas would be considered much less sensitive land uses to the contamination sources identified."		Ground Investigation Report submitted 21st May 2026
44 - Contaminated Land Assessment	EA	02/02/2026	This justification of the sampling strategy/locations is not agreed with. All areas, including SANG areas, should be screened and investigated, proportional to identified sources, not simply based on the end-use sensitivity for each zone. We therefore endorse that a more specific assessment of the SANG areas is undertaken with greater focus and better coverage, to identify any sources, linkages and remedial requirements for this zone of the development. When this is undertaken we can review accordingly.		Ground Investigation Report submitted 21st May 2026
44 - Contaminated Land Assessment	Case Officer	17/02/2026	The submitted document refers to three previous submissions: two of these were included in the ES at the hybrid stage and I have directed consultees to them; and the third has since been submitted and circulated. As with the levels - where documents are relying on previous submissions – it would be helpful if the covering letter and the documents themselves provide the application reference the previous information was submitted under.		Ground Investigation Report submitted 21st May 2026
59 - Temporary SANG Parking	GI	05/02/2026	Engineering general arrangement drawings do not fully capture the SANG parking lot. Sheet 9 shows most of the car park, but some of the northern part is left off. It is supposed to pick up on sheet 7, but it is off the page on sheet viewport. Please update drawings to capture full extent of the proposed parking.		Drawing sheets have been amended to show the full extent of the works.
59 - Temporary SANG Parking	GI	05/02/2026	Please can the applicant confirm that the temporary car park will be delivered as part of Phase 2 and prior to the opening of the SANG.		The temporary car park will be delivered as part of Phase 2.
59 - Temporary SANG Parking	GI	05/02/2026	Please confirm how the final number of parking spaces was determined for the Temporary SANG car park.		The car park provision has been reduced to 8 bays and is temporary.
59 - Temporary SANG Parking	Ecology	23/04/2026	Whilst it is acceptable that a temporary car park is created to facilitate early use of the Holme Park SANG, the long-term expectation should remain that this will be returned to a soft landscaped form to provide habitat woodland habitat connectivity down the eastern side of the SANG.		The car park is temporary.
General	Case Officer	31/03/2026	What is the rationale for the number of car parking spaces proposed? Based on work done at the hybrid stage eight are required (based on a calculation based on the number of dwellings outside the 400 metre walking catchment for the SANG)?		
General	Case Officer	31/03/2026	What is the area of the space now proposed to be permanently retained as a car park and is it included in the 24.71 hectares of SANG identified on the GI plan?		

General	Case Officer	02/04/2026	Further to my queries about the SANG parking, I've been discussing the proposed permanent retention of the parking with colleagues and it is not something we can support. Not only is it contrary to the approach established by the hybrid planning permission but it would be likely to result in a proliferation of parking, given the proximity to the proposed sports hub at Gray's Farm. A coordinated approach to parking in the SDL is required. Furthermore, permanent retention would also be likely to give rise to highway issues due the proximity to the access to Holme Grange school and the future sports hub access.		
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