

Planning Application 260720 - Pinewood Campus, Nine Mile Ride, Wokingham, RG40 3EW

Proposed Amendments Table – 10/09/2026

Consultee	Date of response	Summary of consultee comments	Response
WBC Planning Design Comments	15/06/26	Requested various updates to detailed design and site layout to include integrated balconies on apartments, additional articulation to house types with prominent blank facades, increases to rear garden depth and back to back distances, and clarification regarding boundary treatments.	Updated site layouts, house type pack and supporting architectural drawings to address the specific comments received. In addition the overall quantum of M4(2) homes has been increased, with 21% of private and 22% of affordable, therefore exceeding the 10% - 20% range within adopted policy TB05.
WBC GI, Trees and Landscape	28/05/26	Raises concerns regarding general green and blue infrastructure design principles, including overall play provision and its location within SANG. Additional information is required regarding public open space calculations, SuDS integration, seating, pedestrian links, boundary treatments, bin collection points (BCP) and Green Infrastructure strategy. Concerns raised to proposed SANG due to inadequate circular walk length, insufficient path separation, urbanising influences, safety concerns, unresolved connectivity issues and failure to demonstrate compliance with Natural England requirements.	The landscape strategy has been updated to address the points raised. <u>General Green and Blue Infrastructure design principles:</u> 1. The refuse strategy seeks to minimise the number of BCP wherever possible, but is also needs to ensure appropriate provision, with suitable drag and carry distances for operatives and residents. Where BCP are unavoidable additional hedge planting has been introduced to screen. It should be noted that day to day, bins will be kept within the curtilages of dwellings, and BCP only utilised on collection days. 2. The landscape strategy has also removed the need for knee railing and replaced it with hedging. 3. Key symbol for knee rail removed. 4. The SuDs features will comprise open swales with filter drain (a stone filled trench with perforated pipe beneath) and will be 0.5m deep with side slopes of 1 in 3. Based on the drainage modelling they will be mostly dry. 5. SuDs features with the central open now integrated with open space. <u>Play Space:</u> Play space has been improved and consolidated within the central open space area, incorporating kick about space, teen facilities and seating. <u>SANG</u> Discussion regarding the SANG are on-going however in respect of the overarching principle of utilising the existing woodland as a SANG Natural England (NE) has visited site and walked the proposed SANG and the existing paths.

Consultee	Date of response	Summary of consultee comments	Response
			In NE DAS response letter (dated 25/11/25) NE did not raise any concerns regarding: 'inadequate internal footpath separation; urbanising features in proximity to walk; or safety concerns along walk' that could not be addressed through additional screening in places, e.g. southern boundary to Nine Mile Road and to the east and some clearance of understorey in places, e.g. where Holly was particularly dense, in order to restore a feeling of safety. NE commented how the proposed on-site woodland SANG benefits from being an existing mature woodland with “<i>good screening vegetation to road and to other paths</i>” – extract from NEs response letter on this is provided below This is an area of mature woodland which has the advantage of feeling larger than it is, due to the presence of good screening vegetation to the road and to other paths. The trees are dominated by silver birch, Scots pine and sweet chestnut, with a significant understorey of holly. Whilst some removal of the understorey is likely required in order to restore a feeling of safety on the paths, the paths should be extended out to encompass more of the site and provide a longer walk. This will inevitably bring the path closer to the boundaries with the main road (Nine Mile Ride) and development access road. These boundaries, as well as the boundary adjacent to the mobile 1 homes, should therefore include additional screening (e.g. of holly) to ensure the semi-natural feeling of the woodland is maintained. The NE updated SANG guidance 2021 includes over-provision as acceptable 'equivalence'. See Appendix 2 which states; <i>“Equivalence – This will be required on all SANG sites not meeting the guidelines in Appendix 1. There will have to be an over provision of something else to offset the lack of the full circular walk. This would be likely to incorporate an increased provision rate, for example providing 12ha of SANG per thousand head of population...”</i> The proposed scheme is able to over-provide the quantum of SANG required, i.e. based on 2.4 occupants per dwelling (of 136 dwellings) a total of 2.6ha of SANG would be required to meet the 8ha/1,000 new residents threshold, whereas the scheme provides c.6.22ha of SANG, c139% more than required (equivalent to 238% of the required provision) or just over 19ha/1,000 population.

Consultee	Date of response	Summary of consultee comments	Response
			We have deliberately not sought to fix all of the detailed SANG design elements at this stage, including the final alignment of the dog-proof fencing and detailed pathway connections. Discussions with the Council on these matters are continuing, and we consider it appropriate for the detailed design to be informed by the future engagement rather than prematurely fixing these elements through the current drawing package. Nevertheless, the overarching SANG principles and framework are clearly identified on the Landscape Strategy. Our view is that the detailed SANG infrastructure can appropriately be agreed following determination through a suitably worded planning condition and/or the s106 Agreement, as appropriate. EPR's SANG Creation and Management Plan will also be updated to reflect preferred option once discussion concluded, ensuring that the detailed proposals are coordinated across the relevant documents. <u>Trees</u> Plot 12 and surrounding buildings have been redesigned to avoid impacts on tree root protection areas.
WBC Ecology	27/07/26	Further detail requested in relation to air quality impacts, BNG calculations and specific species, habitats and enhancements.	An Addendum Ecological Impact Assessment (EcIA) Report dated 10/09/26 prepared by EPR is provided and responds to each of the specific issues raised. The Addendum EcIA sets out the results of additional ecological survey and assessment work that could not be completed in time for the original planning application, and subsequently completed in the optimum survey season in 2026. Biodiversity Net Gain (BNG) information, updated through the recent additional habitat surveys, will follow separately, to be provided in a supplementary note together with an updated Defra metric based on results of the 2026 acid grassland and woodland surveys that have refined the extent of these habitat types slightly. Taken together, EPRs March 2026 EcIA Report and EPRs September 2026 EcIA Addendum has predicted that subject to the implementation of the impact avoidance, mitigation and compensation measures the Proposed Development will not have any significant negative residual effects on important and potentially important ecological features and will conform to all applicable nature conservation related legislation and policy.

Consultee	Date of response	Summary of consultee comments	Response
WBC Highways	20.08.26	Requests revised transport evidence, sustainable transport measures, parking amendments, traffic calming, updated Travel Plan and further technical information.	Technical Note Prepared by Paul Basham Associates dated September 2026 providing full response to items raised including updated tracking drawings and parking demand calculator to reflect site layout and design changes.
WBC Affordable Housing	Awaited	Meeting held to discuss mix and tenure of affordable housing.	The scheme has been amended to include a greater proportion of 2 bedroom homes and this has also increased the overall quantum of M4(2) units. In summary there are 54 affordable homes, of which 12 are M4(2), which equates to 22% M4(2) homes.