

Helen Maynard MRTPI
Wokingham Borough Council
Development Management
Civic Offices, Shute End
Wokingham
RG40 1BN

Our Ref: 902832.30
App Ref: 250517

19th February 2026

SENT VIA EMAIL ONLY

Dear Helen,

HYBRID PLANNING APPLICATION (PART OUTLINE/ PART DETAILED) COMPRISING: OUTLINE PLANNING PERMISSION IS SOUGHT WITH ALL MATTERS RESERVED FOR FUTURE DETERMINATION, SAVE FOR THE MEANS OF ACCESS VIA BASINGSTOKE ROAD, FOR: UP TO 420 DWELLINGS (USE CLASS C3), AN 80 BED CARE HOME (USE CLASS C2), 0.8HA OF EMPLOYMENT LAND (USE CLASS E(G), PRIMARY SCHOOL (USE CLASS F1), LOCAL CENTRE (USE CLASSES E(A), (B), (C), (F)), SPORTS PITCH AND CHANGING FACILITY, PUBLIC OPEN SPACE, ALLOTMENTS, AND A FULL APPLICATION FOR THE PROPOSED SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG), ASSOCIATED LANDSCAPING/CAR PARK.

On behalf of our client, Richborough, please accept this letter and accompanying plans and reports as a formal amendment to the application reference: 250517.

The changes made to the proposed development to address the consultee responses include the following:

- Introduction of a minimum 5m ecological and landscape buffer along the northern boundary to provide a continuous dark corridor for bats, alongside adjustments to avoid the notable tree buffer;
- The SANG has been enlarged and redesigned to improve its functionality, drainage and screening, with the circular route, parking and planting all updated. The SANG now measures 10.39ha in area;
- Orchard relocated outside of the SANG area and the introduction of allotments.
- Residential area has been realigned to accommodate the widened SANG;
- The previously proposed GP Surgery has been removed and replaced with residential development;
- The LEAP has been repositioned, and the primary access road has been realigned to provide a 15m buffer to the notable and PRF-I tree;
- The proposed employment area has been reduced in size, enabling the creation of a landscape gateway at the southern end of the site, and the residential layout has been amended so the notable tree buffer is fully contained within public open space; and,
- The cycle and pedestrian route has been amended to avoid the Exolum pipeline easement.

The changes require an amendment to the description of development to remove the reference to the GP surgery and to revise the area of employment land from 1 ha to 0.8 ha.

An updated Flood Risk Assessment and Drainage Strategy will also be submitted before the end of February 2026.

The table below lists what is included in this submission and, for revised documents, indicates what documents they supersede.

AMENDED/NEW SUBMISSION	PREVIOUS SUBMISSION SUPERSEDED/ ACCOMPANYING
ENVIRONMENTAL STATEMENT	
ES Addendum Chapter 1. Introduction	To accompany previously submitted "ES Chapter 1. Introduction"
ES Addendum Chapter 5. Landscape and Visual	To accompany previously submitted "ES Chapter 5. Landscape and Visual"
ES Addendum Chapter 6. Human Health Effects	To accompany previously submitted "ES Chapter 6. Human Health Effects"
ES Addendum Non-Technical Summary	To accompany previously submitted "ES Non-Technical Summary"
ES Figure 4.1 – Land Use Parameter Plan	To supersede previously submitted document "ES Figure 4.1 – Land Use Parameter Plan"
ES Figure 4.2 – Building Heights Parameters Plan	To supersede previously submitted drawing "ES Figure 4.2 – Building Heights Parameter Plan"
ES Appendix 4.3 – Development Framework Plan	To supersede previously submitted drawing "ES Appendix 4.3 – Development Framework Plan"
ES Appendix 5.9 – Illustrative Landscape Masterplan	To supersede previously submitted drawing "ES Appendix 5.9 – Illustrative Landscape Masterplan"
ES Appendix 5.10 – SANG Layout	To supersede previously submitted drawing "ES Appendix 5.10 – SANG Layout"
TECHNICAL REPORTS	
Agricultural Land Assessment	New Submission
Air Quality Assessment	To supersede previously submitted document "Air Quality Assessment"
Arboricultural Impact Assessment	To supersede previously submitted document "Arboricultural Impact Assessment"
Biodiversity Impact Assessment Combined Visualisation	New Submission
Design and Access Statement Addendum	New Submission
EclA and BIA Addendum Technical Note	To accompany previously submitted "Ecological Impact Assessment"
Economic Benefit Statement	To supersede previously submitted document "Economic Benefits Report"
Further Information: Air Quality Assessment	New Submission
Later Living Housing Need Assessment	New Submission
SANG Creation and Management Plan	To supersede previously submitted document "SANG Creation and Management Plan"
Statutory BNG Metric	To supersede previously submitted document "BNG Metric (RSE_7728_BIA_V3R2)"
Transport Assessment Addendum	To accompany previously submitted document "Transport Assessment"
PLANS AND DRAWINGS	
Building Heights Parameter Plan (P23-2449_DE_015_A_1)	To supersede previously submitted drawing: Building Heights Parameter Plan (P23-2449_DE_015-1)
Development Framework Plan (P23-2449_DE_001-2X)	To supersede previously submitted drawing: Development Framework Plan (P23-2449_DE_001-02V)
Land Use Parameter Plan (P23-2449_DE_012_B_1)	To supersede previously submitted drawing: Land Use Parameter Plan (P23-2449_DE_012-1)

Section A-B (23-2449_EN_0014_- _0001)	New Submission
Section C-D (P23-2449_EN_0015_- _0001)	New Submission
Section E (P23-2449_EN_0016_- _0001)	New Submission

We trust the enclosed information and above summary enables you to re-consult on the application.

However, please contact me should you require any further information in respect of this submission.

Yours sincerely,

Gary Stephens
Partner

Direct Line: 01789 339 963

Mobile: 07788 437 478

Email: gary.stephens@marrons.co.uk