

MEMORANDUM

From:	Doug Godfrey Green Infrastructure Officer	To (Case Officer):	Marcus Watts
Service	WBC Green Infrastructure	App No:	252257
Address:	Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings.		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ **Request further information before determination as stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The applicant has provided updated drawings and reports, responding to previous Green Infrastructure comments. Revised information that has been reviewed as part of this re-consultation include:

- Revised Design & Access Statement
- Revised Site Layout, Context and Landscape Comparison Plans
- Revised Soft and Hard Landscape Proposals
- Site Layout and Roof Plans – P25/09/S/101 A
- Open Space Requirements table – P25/09 dated 20/01/26

I have also based my comments on responses received from Graham Ritchie with Wolf Bond Planning via an email dated 30 January 2026.

My comments are informed by the following documents and/ or policies

- MDD Policy TB08: Open Space, Sport, and Recreational Facilities Standards for Residential Development,
- MDD Policy CC03: Green Infrastructure and Landscaping,
- Wokingham Borough Council Play Space Design Guide.

Key Green Infrastructure Policy and Public Open Space Requirements

1. The MDD Policy TB08 standards for the delivery of public open space for residential developments remains unchanged from the previous submittal. Based on these requirements, the following table outlines the standards of open space provision based on 19 dwelling units, as stated in this application.

POS Typology	Standard (ha per 1,000 population)	Application Requirement (in ha)
Parks and public gardens*	1.1	0.0502
Amenity greenspace	0.98	0.0447
Play areas (LLAP, LEAP, LAP)*	0.25	0.0114
Allotments*	0.52	0.0237
Natural/semi natural green space	2.84	0.1295
Cemeteries (in plots)*	14.4	0.6567
Outdoor sports facilities*	1.66	0.0757

* Off-site contribution

As requested, the applicant has provided a plan showing the location of open space to be provided on-site.



As requested, the applicant has also provided a table with the amount of open space to be provided on-site.

POS Requirement	Standard (ha per 1,000 population)	Application Requirement (in ha)	Proposed Application (in ha)
Amenity greenspace	0.98	0.0447	0.0568
Natural/semi natural green space	2.84	0.1295	0.1312
Total			0.1880

While drawing and table that have been provided indicate that the on-site provision of open space for Amenity Greenspace and Natural/ semi-natural Greenspace are met, it is unclear to me what areas in the drawing correspond

to the table.

For avoidance of doubt, can the applicant indicate what area(s) are proposed as Amenity Greenspace and which area(s) are proposed as Natural/ semi-natural Greenspace?

2. With respect to the areas of open space that are proposed, I cannot accept the areas shown below as counting toward any of the required open space typologies.



Whether proposed as Amenity Greenspace or Natural/ semi-natural greenspace, these areas do not meet the requirements of policy MDD Policy TB08: Open Space, Sport, and Recreational Facilities Standards for Residential Development.

Per MDD Policy TB08, Amenity Greenspace should be aimed at providing useable public open space such as unequipped children's play space, pocket parks for informal recreation and visual amenity space. Areas such as road verges and round-about centres will not be considered as contributing to this open space typology.

With respect to Natural/ semi-natural Greenspace, the policy expectation is that this typology will be aimed at habitat protection and preservation or the creating or improving habitats. Given the relatively small size of these areas and that they are not connected with any existing habitat areas, I don't find that they would contribute toward the overall aims and objective of this open space typology.

3. I would like to request that the applicant reconfirm the areas for the two areas shown below.



While I do not have the means appropriately determine the areas for these two spaces, my rough take-offs show that the lower area with the pond could potentially meet the 0.1295 ha requirement for Natural/ semi-natural Greenspace. And that the area to the northeast could potentially meet the 0.0477 ha requirement for Amenity Greenspace.

I need to stress, however, that this needs to be appropriately determined and shown by the applicant. Any shortfall in the provision will need to be secured through a planning obligation for the off-site provision or enhancement and maintenance for each open space typology.

4. I should note that if it can be shown that the two areas highlighted in my comments above can meet the minimum standards for Amenity Greenspace and Natural/ semi-natural Greenspace, that this still falls below the minimum site size guidance in the Parks, Open Space and Recreation Strategy, November 2013 (.4 ha for both Amenity Greenspace and Natural/ semi-natural Greenspace).

Contingent on further information and clarification from the applicant on the type and size of open space that is proposed, I would be willing to accept these areas even though they would be below the minimum site size guidance.

MDD TB08 allows for the consideration of smaller minimum site sizes if it can be demonstrated that the space is particularly useable or valuable in the local context. Given that these spaces are each shown as one area and not broken up and scattered across the site, they will provide needed amenity space for

the residents and preserve and enhance existing habitats and provide new areas of natural/ semi-natural greenspace.

5. Subject to confirmation on the areas of Amenity Greenspace and Natural/ semi-natural Greenspace to be provided, per MDD TB08, the applicant will be required to provide an off-site contribution toward the provision or enhancement and maintenance of the following open space typologies, based on the submitted 19 dwelling units.

POS Typology	Standard (ha per 1,000 population)	Off-Site Requirement (in ha)
Parks and public gardens*	1.1	0.0502
Play areas (LLAP, LEAP, LAP)*	0.25	0.0114
Allotments*	0.52	0.0237
Cemeteries (in plots)*	14.4	0.6567
Outdoor sports facilities*	1.66	0.0757

Any shortfall in the provision of Amenity Greenspace and Natural/ semi-natural Greenspace will similarly need to be secured through a planning obligation for the off-site provision or enhancement and maintenance.

6. Contributions for the above will be determined when I receive confirmation of the final on-site provisions.
7. It is assumed that all areas of open space within the redline will not be adopted by the Council and that maintenance and management of the open space will be through an accepted management company.

The applicant will be required to provide a landscape management plan to ensure the satisfactory maintenance of the open space, as per Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB21 and TB08.

Summary

I appreciate that the applicant has provided the information that was requested in my previous comments and further that my comments were heard and addressed within their updated drawings and reports.

Based on the updated information that has been provided, I do still require more information before I can make a final determination. It is unclear to me how the open space areas provided in the table (P25/09 dated 20/01/26) correspond with the open space areas shown on the Site Layout and Roof Plans – P25/09/S/101 A. I also do not agree with two areas of open space that have been identified on the Site Layout Plan as I do not find that they meet the aims of MDD TB08 for Amenity Greenspace and Natural/ semi-natural Greenspace.

As I've hopefully shown in my comments, I willing to work with the applicant in finding a path forward and it may be as simple as reconfirming the square

meterage of the two open space areas I have highlighted.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:

27.02.2026

Signed:

D. Godfrey