

MEMORANDUM

From:	Doug Godfrey, Green Infrastructure Support Officer		
Service	WBC Green Infrastructure	App No:	252257
Address:	Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB.		
Proposal:	Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings.		
Type of Development:	Major Dwellings (10+)		
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 planning application has been reviewed with a focus on the following documents.

- Planning, Community Involvement, and Affordable Housing Statement, Ladds Garden Centre, September 2025
- Design and Access Statement, Ladds Grden Centre (9 September 2025)
- Context Plan, P25/09/S/102 (09.09.2025)
- Landscape Comparison Plan, P25/09/S/103 (09.09.2025)

My comments and request related to Green Infrastructure have been 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. MDD Policy TB08 establishes the standard for the delivery of public open space for residential developments. 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 Requirement	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
Civic space*	0.01	0.0005
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

- The planning statement and Design and Access Statement refer to the provision of 'open space'; however, no information as to the specific type, amount, quality, or location of public open space that is proposed can be found.

Per MDD Policy TB08, there will be a requirement to provide amenity greenspace and natural/ semi-natural greenspace on-site for an application of this scale. While developments are expected to provide public open space on site, MDD Policy TB08 allows for the off-site provision of open space where sites cannot physically provide or appropriately accommodate open space on-site. If amenity greenspace and natural/ semi-natural greenspace cannot appropriately be provided on-site, the applicant must demonstrate why this requirement cannot be met.

Due to the scale of the development, an off-site contribution will be necessary for other open space typologies. These are highlighted (*) in the table above.

Please provide an open space plan indicating the location and areas of any proposed public open space. Please also provide a table showing the requirement against what is being provided in the application.

Supporting information must also show how the proposed on-site open space typologies will meet the Council's criteria for each in terms of function and what they are providing. If amenity greenspace and natural/ semi-natural greenspace are proposed to be secured through and off-site contribution, please provide justification as to why they cannot be accommodated on-site.

- Per MDD Policy TB08: Open Space, Sport, and Recreational Facilities Standards for Residential Development, an open space provision for children and young people in the form of children's play is not a requirement where the proposed number of dwelling units is between 1 and 79. As the proposed development is for 19 dwelling units there is no specific play requirement. Rather, an off-site contribution of 0.25ha/ 1,000 population will

be required. Based on 19 dwelling units, the off-site contribution for play areas (0.25ha/ 1,000 population) for this application is 0.0114ha.

4. I do not have an objection to the provision of an informal area for play within the public open space, per se. As stated in MDD TB08, unequipped children's play is acceptable within amenity greenspace. However, the policy does also indicate that the space needs to be usable. As it is currently designed, I do not find this space to be a particularly inviting play area as the features – a bund and scattered boulders and tree stumps – on their own, offer minimal play value.

If providing an informal play space is desirable by the applicant within the amenity greenspace typology, it is my recommendation that the area in yellow, below, be designed to provide a more usable play experience in line with the guidance provided in the Wokingham Borough Council Play Space Design Guide. A play space of the proposed size would provide much more of an opportunity for a variety of experiences such as music and sensory play, inclusive play, imaginative play, and exploration.

However, it would also be my recommendation that any informal play space have a better relationship and connection with the wider northern open space area, highlighted in cyan. The play area, as shown, is cut off from the area to the immediate west by hedging and a gated fence.



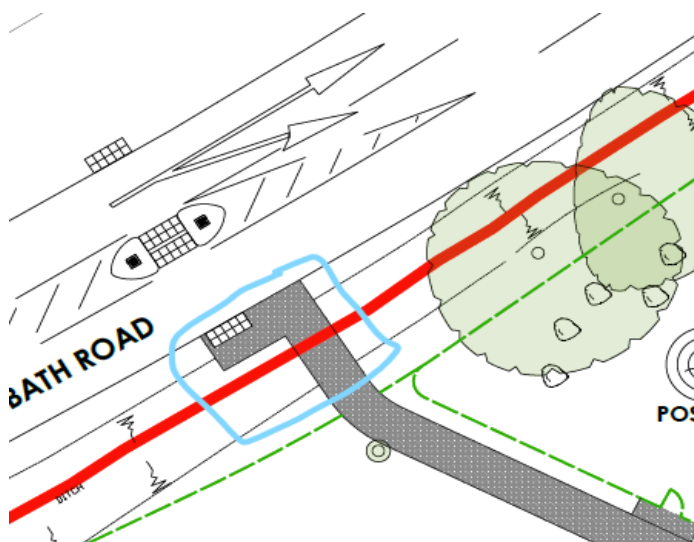
I would note that the area of play in the yellow highlight above is called out as a LAP in the planning statement and drawings. This area should not be considered a LAP which could contribute toward an on-site play provision. As indicated in MDD TB08 and the Wokingham Borough Council Play Space Design Guide, LAPs are generally not acceptable unless incorporated into other play space typologies such as a LEAP or NEAP. It is the Council's experience that LAPs, cater to a limited age group, and are underused and difficult to maintain. Play areas are expected to have a minimum area of 0.06ha, unless it can be shown that smaller areas are particularly usable or valuable in their context.

An off-site contribution of 0.25ha/ 1,000 population will be required to meet the required play provision. For this application this will 0.0114ha. for 19 units.

5. It is the Council's preference to adopt public open space to secure on-going maintenance. However, from the information that has been provided, the area(s) of public open space to be adopted is unclear. **Please provide a plan indicating which open space areas, if any, are to be adopted.**

Please note that more information will be needed with respect to the boundary treatment strategy if areas of open space are to be adopted as gated fencing is proposed in different locations and may not be conducive to adoption as currently designed.

6. Currently, a footpath and crossing are shown along the northern boundary. **Please provide more information with respect to how this crossing is made over the ditch that is shown on the plans.**



7. For any public open space that will be provided on-site, please be advised that there will be a condition to provide a landscape management plan as per the Wokingham Borough Council Model Planning Conditions, CL9. The purpose of the landscape management plan being to ensure the satisfactory

maintenance of landscaping, as per Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB21 and TB08.

Summary

More information is needed to determine if the application is compliant with MDD Policy TB08: Open Space, Sport, and Recreational Facilities Standards for Residential Development. Specifically, more detail is needed on how amenity greenspace and natural/ semi-natural greenspace are being allocated on-site as required by policy or if there is justification for an off-site provision.

It is also a recommendation that the applicant review the layout and design of the northern public open space to include a more usable amenity greenspace, which may include a children's play area that incorporates more opportunities for a wider variety of play experiences.

Conditions & Reasons (if required)

- Conditions may apply once additional information, as requested, is provided.

Date:

28.11.2025

Signed:

Doug Godfrey,
Green Infrastructure
Support Officer