

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer		
Service	WBC Infrastructure	Green	App No: 253071
Address:	Land To West Of Park Lane, Charvil, RG10 9TS.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered.		
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

I have reviewed the documentation provided, both in the outline application ref 232704, and as part of this reserved matters application, with particular attention to the following documents:

- 25.2208.2001 Proposed coloured site layout Rev A
- 2299.1001 Landscape masterplan Rev B
- 2299.1002 Open space provision plan Rev B
- Design and Access statement
- P25-0896 ISSUE: 1 Flood Risk Assessment & Drainage Strategy Report
- P25-0896 SK100 Drainage strategy Rev P2
- Section 106 agreement for planning ref 232704
- P250896 SK105 P2 SuDS Construction Details

Parks and public gardens typology

A large portion of the public open space on the southeast side of the site is attributed to the “parks and public gardens” typology as set out within MDD DPD Policy TB08: Open

Space, sport and recreational facilities standards for residential development. This typology generally requires a higher, more formal standard of landscaping as would be expected in public park areas. This might include features such as more formal planting beds, ornamental planting, higher quality footpaths, increased provision of benches. The current layout of this area as proposed in the landscape masterplan is not in line with these characteristics. The following should be considered:

1. Paths should be flexipave (or similar) rather than mown or self-binding gravel.
2. Ornamental planting, either in beds or raised planters.
3. Provision of bin(s) and benches.
4. Inclusion of a more formal area of tree planting, preferably fruit trees that can double as a small community orchard.

Play provision

Play provision on the site has previously been discussed, and the need for facilities for older children has been identified both by planning officers and by the parish council. It is my understanding that the inclusion of a “pump track” was discussed, which would make good use of the available space and provide a resource which does not exist elsewhere in the village. It is unclear why these discussions have resulted in the proposed provision of a LEAP rather than the desired pump track (or alternative provision for older children).

Any play provision, regardless of type, should be situated further from the ancient woodland buffer zone to account for increased footfall in the area.

Open space encroachment

In all areas of the open space on site, there are visitor parking bays encroaching into the open space. This is particularly undesirable on the large open space on the southeastern side of the development where the proposed play area is sited. These bays should be removed.

Further, the pumping station located in the open space should be relocated to a less obvious location.

Northern open space

There is a proposed mown path on the northern side of the site. This path is unlikely to be used, as it does not connect different areas of the site. This area would better serve as a visual amenity area, by removing the path element and increasing planting.



Allotments

As no allotments have been proposed on site, the allotment financial contribution will need to be made as per the Section 106 agreement.

Landscaping detail

The Section 106 agreement sets out the following terms:

- “To submit to the Council for its written approval (such approval not to be unreasonably withheld or delayed) the Play Area Detailed Specification and Management Plan as part of the Reserved Matters Application”
- “To submit to the Council for its written approval (such approval not to be unreasonably withheld or delayed) the Open Space Detailed Specification and Management Plan as part of the Reserved Matters Application in respect of the Site”

Neither of these detailed specifications have been provided. Detailed hard and soft landscaping plans should be submitted for all open space areas, including planting plans with proposed species, specific play equipment and layout, location and design of benches, bins etc.

SuDS basins

The SuDS basins appear to have a uniform 1 in 3 slope around all sides. There is an opportunity to create a more ecologically and visually interesting feature by varying the slopes, with a longer, shallower slope on the southern-facing sides.

Overall Open Space Design

The general layout of the open spaces on site do not encourage use. The paths through the open spaces will be unlikely to be used, given that they don't link up to the wider site in any meaningful way, particularly in the northern open space and in the western corner of the southern open space. Further thought should go into how to make the open space paths more useable and attractive in their layout and how they interact with the housing areas of the development.

Conditions & Reasons (if required)

Conditions may follow upon agreement of satisfactory open space layout.

Date:	13/02/26	Signed:	F. Rothery
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