

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer		
Service	WBC Infrastructure	Green	App No: 260225 & 260224
Address:	Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41.		
Proposal:	Application for the approval of reserved matters relating to scale, layout, appearance, landscaping and secondary access in respect of 118 dwellings pursuant to outline planning permission 230208 (as amended by 250640), including submission of details pursuant to conditions 10 (Arboriculture), 13 (BNG), and 14 (noise).		
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 documents provided under planning reference 260224 and 260225 and provided feedback on both in this response. The following documents have been reviewed:

- 7168117A Play Area Proposals LAP Sheet 1 of 3
- 7168118 Play Area Proposals LEAP - Sheet 2 of 3
- 7168119 Play Area Proposals Sheet 3 of 3
- 7168/200 Soft Landscape Proposals Phase 1 - Sheet 1 of 3
- 7168201 Soft Landscape Proposals Phase 1 Sheet 2 of 3
- 7168202 Soft Landscape Proposals Phase 1 Sheet 3 of 3
- 7135A D205 Design And Access Statement
- 7168217 Soft Landscape Proposals Phase 2 Sheet 1
- 7168218 Soft Landscape Proposals Phase 2 Sheet 2
- 7168219 Soft Landscape Proposals Phase 2 Sheet 3
- 7168126B Landscape Masterplan
- 7135ASK301 Open Space Plan

Condition 19 of the Appeal Decision for outline permission states: “Notwithstanding condition 3, of the total open space to be provided (both through offsite contributions and on site measures) a further 1.3ha open space shall be provided on site so as to provide a minimum of 3.9ha of open space on site (including drainage, swales, infrastructure and play spaces).

The Open Space Plan indicates that the on-site open space for both phases totals 4.167 hectares. As such, the proposed layout of open space satisfies this condition. I have no objections to the general layout of the open spaces. However, I have the following comments:

LAP

The LAP has a good range of equipment, however is lacking in a spinning element. Could a spinning bowl be added, as well as an additional toddler swing (due to the popularity of toddler swings). It would also be appropriate to add one or two hardwood timber benches within the fenced play area as resting areas.

The paved area outside of the LAP currently has one concrete bench. One more should be added to this paved area.

LEAP

Two hardwood benches should be added to the LEAP area.

NEAP

WBC play space design guide (informed by Fields in Trust guidelines) states “Children aged 0 to 11 years old plus older children and young people aged 12 years and over, with 9 or more different play equipment and hard surfaced area of 465m² per 1000m² for a minimum size 1300m² facility.”

While the proposed NEAP facility is approximately 1990m² in size, the hard surfaced court area is only around 305m². For the size of facility, there should be a hard surfaced area of around 925m² designed for ball games or wheeled sports. While this 925m² hard surfaced area may not be achievable while maintaining a wide range of equipment, the hard surfaced area should at least meet the minimum size of 465m².

The proposal also only includes 6 pieces of equipment, where our preference is for at least 9, and there is a lack of more challenging equipment designed for older children and teenagers. My recommendation is to include a sheltered seating area for older children, as well as 2-3 other more challenging pieces, such as traverse climbing walls or parkour equipment.

The hoggin footpath crossing the play space will not interact well with the hard court surfacing – inevitably, hoggin surfaces loosen and loose gravel pieces on the hard court surface present a slipping hazard. Wear of the hoggin surface over time will also create a lip along the edge of the hard court surfacing, creating a trip hazard. A more suitable hard surface such as tarmac or resin-bound gravel should be used for the path through this area.

There is one softwood timber bench proposed in the NEAP. This should be increased to at least 2 benches, of either hard wood or concrete construction. One larger concrete bench in the style indicated elsewhere on the plan could also suffice.

Path surfaces

In several areas, the path surface changes from hoggin to mown grass paths. These mown grass paths are less accessible, and by interrupting the full linear perimeter path walk with these, the overall accessibility is reduced. As such, these mown grass paths should be replaced with the same hoggin surface used elsewhere in the open spaces.

Furniture

There do not appear to be any benches or bins proposed along the footpaths through the open space areas on phase 2. Hardwood timber benches should be strategically placed along the footpath to encourage use of the area and allow people with mobility issues to rest.

Conditions & Reasons (if required)

The details above could be agreed later via planning conditions:

CL5 - Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

RL5 - In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

Date:

9/4/26

Signed:

F Rothery