
MEMORANDUM

From:	Doug Godfrey Green Infrastructure Officer	
Service	WBC Infrastructure	App No: 261171
Address:	Charlton Lane, Swallowfield, Berkshire.	
Proposal:	Full application for the change of use of land to a caravan site for the proposed erection of 5no. gypsy and traveller pitches, each incorporating a static caravan, touring caravan, single-storey day room, bin store, associated parking, access, boundary treatment, hardstanding and hard and soft landscaping.	
Type of Development:	Minor Gypsy and traveller pitches (1-9)	
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

General

I have reviewed the submitted application material with a focus on the following:

- Planning Statement, ET Planning
- Site Layout as Proposed, MPAS
- Site Layout as Existing, MPAS

My review of the application and subsequent comments are informed by the following policies and documents:

- Wokingham Borough Core Strategy Policy CP3 and CP8
- MDD DPD Policy CC03 Green Infrastructure, Trees and Landscaping
- MDD DPD Policy TB08: Open Space, Sport, and Recreational Facilities Standards for Residential Development
- Wokingham Borough Council Open Space Sports and Recreation Strategy, November 2013

Green Infrastructure and Open Space Provision

1. As per WBC MDD, part 3.19 gypsy and traveller pitches are considered a residential use. As such, MDD TB08: Open space, sport, and recreation standards must be met to be considered policy compliant.
2. TB08 requires that proposals for residential development demonstrate that they can meet the standards for the provision of public open space, sport, and recreational facilities. The table below provides the standard and application requirement based on the TB08 standards for 5 no. dwelling units to be policy compliant.

Public Open Space Requirement based on WBC Policy TB08		
POS Typology	Standard (ha per 1,000 population)	Application Requirement (ha)
Parks and public gardens	1.1	0.0132
Amenity greenspace	0.98	0.0118
Provision for children and young people	0.25	0.0030
Civic space	0.01	n/a
Allotments	0.52	0.0062
Natural/semi-natural green space	2.84	0.0341
Outdoor sports facilities	1.66	0.0199
Cemeteries (in plots)	14.4	0.1728

3. Table 2, below, is taken from Wokingham Borough Council Open Space Sports and Recreation Strategy, November 2013 and illustrates when off-site contribution or on-site provision of public open space is required. It further describes the minimum site size required for each open space typology.

Table 2: Summary guidance on when off site or on site provision of POS is required.

Typology	MDD DPD Standard (ha or m ² /1000)	Minimum site size guidance (ha or m ²)	Off-site contribution required (net dwellings)	On site provision or off site contribution depending on site circumstances (net dwellings)	On site provision required (net dwellings)
Outdoor facilities					
Parks and gardens	1.1ha	2ha	non SDL developments	N/A	SDL and Wokingham Town Centre (WTC) only
Natural/semi natural greenspace (excluding country parks)	2.84ha	0.4ha*	N/A	1-99	100+
Amenity greenspace	0.98ha	0.4ha*	N/A	1-99	100+
Provision for children and young people	0.25ha	0.06ha*	1-79	80-99	100+
Civic space	0.01ha	0.4ha*	N/A	N/A	SDL and WTC only
Outdoor sports facilities	1.65ha	N/A	non SDL developments	N/A	SDL only
Cemeteries/ Burial grounds	14.4 grave plots per 1,000*	0.2ha	SDL and non SDL developments	N/A	N/A
Allotments	0.52ha	0.4ha*	non SDL developments	N/A	SDL only

- Generally, a residential application with this number of proposed dwelling units would be required to provide natural/ semi-natural greenspace and amenity greenspace on-site. Given that the site is 0.31 ha., it is unlikely that it will be able to physically accommodate the minimum size guidance for these typologies.

Unless it can be shown that on-site provision is likely to be particularly useable or valuable in the context of the site, I recommend that a financial contribution towards the new off-site provision and/ or enhancement of existing facilities be secured to make the development policy compliant.

- In addition to the above, this application will be required to meet the TB08 policy requirement through a financial contribution for the new off-site provision and/ or enhancement of existing facilities for the following:
 - Parks and gardens
 - Play spaces for children and young people
 - Allotments
 - Outdoor sports facilities
 - Cemeteries
- These planning obligations will be used toward the off-site provision and/ or enhancement and 20-year maintenance (30-year for BNG) of respective public open space typologies.

7. Given the identified size of the site, it is unlikely that it can physically accommodate the minimum TB08 size guidance for these typologies. However, the applicant should confirm whether any public open space is to be provided on site. If public open space is provided on-site, it must be shown to be particularly useable and valuable. In this instance, an open space diagram indicating the amount and location of on-site public open space is required.

Any quantum of public open space that is not provided on-site will need to be secured via financial contributions for each typology through a section 106 agreement.

8. From the drawings that have been provided, in particular the Site Layout as Proposed drawing, it is not possible to accurately understand the impacts of the proposed development on the existing green infrastructure network. The site layout drawing appears more graphic and does not seem to accurately represent existing, on the ground conditions.

To assess the development proposal please provide existing and proposed site plan that accurately depict existing and proposed site conditions. As requested by the Landscape Officer, and Arboricultural Impact Assessment should be provided.

9. Policy CC03: Green Infrastructure, Trees and Landscaping promotes the integration of the scheme with adjoining PRowS. SWAL16 runs immediately to the south of the proposed development. Please indicate what, if any, accommodations are made for connections to the existing PRow.

Thames Basin Heath SPA

10. The development site falls within the 5km linear mitigation zone of the Thames Basin Heaths Special Protection Area (SPA). In accordance with core policy CP8, the development is therefore required to provide suitable alternative natural greenspace (SANG) at a minimum of 8 ha per 1,000 population (calculated at a rate of 2.4 persons per dwelling). For a residential development with 5 no. dwellings, the amount of required SANG to be secured is 0.0960 ha.

The applicant has acknowledged in the Planning Statement the requirement to mitigate impacts of the development through securing SANG.

Without securing SANG the application does not pass Appropriate Assessment and must be refused planning permission.

Summary

The provision of public open space is required to be compliant with policy MDD TB08: Open space, sport and recreation facilities for residential development. It is my recommendation that the required quantum of public open space be secured through a financial contribution towards new off-site provision and/ or enhancement of existing facilities and their maintenance. Please confirm that the TB08

requirement can be secured by financial contribution.

If the required quantum of public open space cannot be secured by financial contribution or on-site provision, I would recommend refusal as TB08 has not been met.

Per CP8, SANG must be secured to mitigate likely significant impacts of the development on the Thames Basin Heath SPA.

If SANG cannot be secured through a section 106 agreement, the application does not pass Appropriate Assessment and must be refused.

Conditions & Reasons (if required)			
Date:	2 July 2026	Signed:	D. Godfrey