
MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer	
Service	WBC Green Infrastructure	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

The following plans have been submitted with regards to the on-site open spaces:

- 2299.1000.E Overall Landscape Masterplan
- 2299.1002.E Open Space Provision Plan
- Revised Plans - Cover Letter dated 29th June 2026

The cover letter references a change in the LEAP via the "Introduction of a mix of play equipment within the proposed LEAP, which will be inclusive for children of all ages, including young children and teenagers." The inclusion of equipment suitable for teenagers addresses concerns that there is a lack of suitable play provision for teenagers in the parish. As such, I am satisfied that the play provision on site is acceptable in principle (subject to detailed specification).

All open space typologies required by policy TB08 are being met on site through these proposals, with the exception of allotments. Therefore, the allotment contribution should be sought in line with the S106 agreement.

Conditions & Reasons (if required)

Date:	21/7/26	Signed:	F Rothery
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