

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer		
Service	WBC Green Infrastructure	App No:	251086
Address:	Land At Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ.		
Proposal:	Outline application for the proposed development of up to 63 dwellings with 50% delivered as affordable homes. (All matters reserved except for means of access.)		
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

SANG PROVISION

The site is within 5km of the Thames Basin Heaths special protection area (SPA), and as such, is required to provide suitable alternative natural greenspace (SANG) provision of 1.21ha. There is sufficient capacity to achieve this in the neighbouring Stanbury House SANG, so assuming an appropriate monetary contribution can be secured relating to this provision, the development meets the requirements for SANG provision in this way.

While this application is at outline stage and specific layout can be addressed at reserved matters, I have concerns over its boundary with the Stanbury House SANG. The purpose of SANG is to provide alternative recreation space that attracts visitors who would otherwise put pressure on the SPA. The urbanising effect of housing running along a large section of the SANG boundary would conflict with this purpose and make the SANG a less desirable space for these intended visitors.

The illustrative landscape masterplan indicates extremely limited planting as a visual buffer along this boundary, and very limited space between the road and the SANG boundary. Given the importance of the SANG being able to function as effective

mitigation, further information about how this urbanising effect can be reduced and a more appropriate greenspace buffer can be introduced should be sought.

PUBLIC OPEN SPACE

In order to be compliant with core policy TB08: Open Space, sport and recreational facilities standards for residential development, all new housing developments are required to provide the following typologies of open space, at a quantum relating to the population increase expected from the number of proposed dwellings as follows:

POS Typology	Standard (ha per 1,000 population)	Application Requirement for 63 dwellings (in ha)
Parks and public gardens	1.1	0.1663
Amenity greenspace	0.98	0.1482
Play areas	0.25	0.0378
Civic space	0.01	0.0015
Allotments	0.52	0.0786
Natural/semi natural green space	2.84	0.4294

The applicant should provide further information about the quantum of each typology they intend to provide on-site. To be compliant with TB08, the policy allows that shortfalls may be addressed via financial contribution to off-site provision (new infrastructure or improvement of existing nearby) in order to mitigate the negative impact on existing infrastructure caused by the increase in population.

The applicant should also indicate how any areas of public open space will be maintained via a detailed landscape management plan at reserved matters.

Conditions & Reasons (if required)

Detailed hard and soft landscaping plans for the on-site public open spaces should be provided at reserved matters to ensure these spaces are functional and appropriate to be compliant with TB08.

Date:	10/10/25	Signed:	F. Rothery
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