

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer	To (Case Officer):	Nick Chancellor
Service	SDL Green Infrastructure	App No:	251263
Address:	Parcel 6, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 140 dwellings within parcel P6, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.		
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 revised documents including:

- P24-2400_EN_04D Detailed POS Landscape Proposals
- P24-2400_EN_08 NBS Specification for public open space and streetscape
- Detailed drainage sheets 1-6

I am satisfied that the revised plans have responded to the comments made previously by the Landscape Officer with regards to planting scheme in the public open spaces.

The following can all be addressed as part of a conditions application:

- I would suggest that the dog bin located on the eastern side of the site be moved slightly further north to the junction with the SANG, where there is likely to be more foot traffic in and out of the site. (See image below).



- It would be helpful to understand how the path exiting the site into the ancient woodland to the south will connect into any existing path infrastructure within the woods, which is not shown on the illustrations. If no suitable path infrastructure currently exists through the woods to connect to the SANG footpaths, a suitable hogglin path should be proposed as part of this development to connect the path network through the woods.

- The use of boulders in the play on the way is acceptable. Please note the following advice from the Wokingham Borough Council Play Space Design Guide:

“Boulders should be naturally smooth or have slightly rough surface and have no sharp edges. The stone must not be too porous or slippery when wet. They should be sustainably sourced. Local stone can enhance or complement the wider setting and can often have greater play value than off-the-shelf play boulder products.

Any boulders should be arranged in naturalistic, irregular groupings either as clusters or within stepping distance of each other. They should be suitably large and flattish on top for children to climb and sit upon.”

As such, it would be good to see an array of sizes in the boulders, with some large enough to provide climbing value, some arranged as stepping stones etc. to maximise the play value in the space.

- The addition of a bench in the play on the way area would be welcomed to provide a resting place for parents/grandparents/carers while children are playing on the boulders.

Conditions & Reasons (if required)			
Please see Landscaping condition laid out by Landscape Officer. Within this condition, the issues raised above should be addressed.			
Date:	20/01/26	Signed:	F. Rothery